



**CARLO DEMARIA**  
**MAYOR**

**ZONING BOARD OF APPEALS**

484 Broadway Room 24, Everett, Massachusetts 02149

MARY GERACE - Chairman  
PAUL COLAMETA- Member  
TYLER LE CAO – Member  
ROGER THISTLE – Member  
JOHN FRAISER – Member

**Roberta Suppa - Administrative Assistant**

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Zoning Board of Appeals

January 3, 2022

1<sup>st</sup> and 3<sup>rd</sup> of the Month Meeting Minutes

Location: City Hall 3<sup>rd</sup> Floor Keeverian Room

484 Broadway, Everett, MA 02149

2022 JAN -5 A 9:24  
CITY OF EVERETT, MA

**Members Present:** Mary Gerace, Tyler Le Cao, Roger Thistle, Paul Colameta, John Fraser

**Minutes Taken by:** Roberta Suppa, Clerk for ZBA

**The rules for the meeting were explained by the Chairperson Roger Thistle.**

**Minutes of the Meeting:**

A motion for old business to be taken off the table was made by Paul Colameta and seconded by Roger Thistle.

**Old Business**

**Petition # 2522 760 Broadway**

Matthew Dunn

Occupancy Permit

132 North Street, Hingham, MA 02043

You have the right to request the issuance of a determination to an Occupancy Permit in contradiction to the Records kept in the Inspectional Services Department of the City of Everett in compliance with Massachusetts General Laws, Chapter 40A, Section 9.

A favorable motion was made Roger Thistle and seconded by John Fraser to Grant this petition with conditions put in place. They are as follows:

1. The city will constant the three family as long as all the life safety issues are met.
2. A full sprinkler system is put in place.
3. Inter connector smoke decorators are put in each unit.
4. Fire rated doors are in place in all the common areas.

The Board voted and Grated this Petition (Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes, and Tyler Le Cao voted Yes) This petition was granted by a vote of 5-0.

**Petition # 2523 57 Everett Street**

Variance

RD 366 Broadway LLC and 366 Broadway Realty Trust 345 Boylston St., Suite 300  
Newton MA 02459

The owner wishes to convert the existing two (2) family dwelling into a five (5) family dwelling on a 7250 square foot lot in the Dwelling District. Five (5) parking spaces are proposed.

Attorney Anthony Rossi submitted a letter that he would like to continue this petition because of illness. Mary Gerace read letter to board. (Letter is on File.)

Paul Colameta made a motion to continue this petition and Roger Thistle seconded it. The Board voted 5-0 and granted this petition to be continued for January 18, 2022 at 6:00 p.m.

Paul Colameta made a motion to take new business of the table and Tyle Le Cao seconded it.

**New Business**

**Petition # 2528 191 Nichols Street**

Special Permit

Mr. Sergio Wandembruck

191 Nichols Street., Everett, MA 02149

The applicant seeks to convert the existing two-family dwelling to a three-family dwelling on a 7115 s.f. lot located within the dwelling district as per plan by Medford Engineering & Surveying, dated 5/27/2021. The plan contains six (5) parking spaces and at this time they we do not know if they are compliant. The existing structure contains 2880 sf of gross floor area and has a current FAR of .57. The proposed three family use is not allowed as of right in the dwelling district.

Applicant seeks a building permit to construct dormers to the left and right side of the existing dwelling for this third unit.

The petitioner was not present. Tyler Le Cao made a motion to continue this petition and Joh Fraser seconded it. The Board voted and granted to continue until the January 18, 2022 at 6:00 p.m. A letter to the petitioner is in file for him to appear January 18, 2022.

Petition # 2529 41 Wolcott Street  
Mr. Hector Angel, Trustee

Variance / Special Permit  
45 High Street, Everett, MA 02149

The owner wishes to convert the existing three (3) family dwelling into a six (6) family dwelling, the proposed construction will require enclosing in an existing three-story porch to create interior living space. This project exists in the Apartment District with a pre-existing nonconforming three family dwelling.

Attorney Anthony Rossi submitted a letter that he would like to continue this petition because of illness. Mary Gerace read letter to board. (Letter is on File.)

Tyler Le Cao made a motion to continue this petition and Roger Thistle seconded it. The Board granted to continue this petition until January 18, 2022 at 6:00 p.m.

**Petition 2530 385 Broadway**  
Christopher Buono

Variance/ Special Permit  
456 W4th Street #201 South Boston, MA 02127

The applicant seeks to convert the existing Single-family residence into a Three family residence. The property exists in the Business District and is a corner lot at the intersections of Broadway and Second Street.

Attorney Paul Delory representing the petitioner addressed the Board with this petition, stating why it was detrimental in approving this project.

The Chairman opened the public portion of the meeting to all in favor or opposed.

Favor: List on file

Opposed: Harry Ells 30 Bucknam Street

Roger Thistle made a favorable motion and Paul Colameta seconded it with the following conditions:

1. No person or entity cannot own more than 50% of the building.
2. The units must be sold as condominiums.
3. Bonus room to be used with unit one only.

The Board voted (Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes and Tyler Le Cao Yes) with a vote of 5-0 the Board Grants this Petition.

**Staff Communication:**

**A Motion to approve minutes from December 20, 2021 meeting was made by Paul Colometa and seconded by Roger Thistle**

Motion to adjourn meeting was made by Roger Thistle and Seconded by Paul Colameta

Meeting Adjourned: 7:50 p.m.