



**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 18, 2022

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

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

484 Broadway, Everett, MA 02149

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA  
2022 JAN 27 P 12:05

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

**Minutes Taken by:** Kim Rauseo, Clerk for ZBA

**The rules for the meeting were explained by the Chairperson Mary Gerace.**

**Minutes of the Meeting:**

A motion for old business to be taken off the table was made by Paul Colameta and seconded by John Fraser

**Old Business**

**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 asked the Board to make a motion to table this petition until February 22, 2022. A motion was made by John Fraser and seconded by Roger Thistle. The Board voted and granted this petition to be Continued until February 22, 2022. {Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes, and Tyler Le Cao Yes}

The vote was anonymous 5-0.

**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.

Mr. Sergio Wandembruck asked the board to make a motion to table this petition unit February 22,2022. A motion was made by Roger Thistle and seconded by Paul Colameta. The board voted and granted this petition to be continued until February 22, 2022. {Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes and Tyler Le Cao No}

The vote was 4 -1.

**Petition # 2529 41 Wolcott Street**

Variance / Special Permit

Mr. Hector Angel, Trustee

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 represented this petition for Mr. Hector Angel and stated 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.

The Public portion of this meeting was opened and the public had a chance to speak in favor or opposed to this petition

In Favor: Joanne P                      45 Wolcott Street  
                  Deanna                      42 Marlboro Street  
                  Grace Pedreatt                    572 Second Street

Opposed: None

A favorable motion was made by Roger Thistle and seconded by John Fraser with the conditions that they hire a rodent company during construction and that the leases are minimum of three months. The Board voted {Mary Gerace Yes Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes, and Tyler Le Cao Yes} the board Granted this petition with a vote of 5-0

### New Business

#### **Petition # 2531 74 Clinton Street**

#### **Special Permit**

Jason Olivar

74 Clinton Street., Everett, MA 02149

The owner/applicant to alter the existing single-family building built in 1900, with a full shed dormer. The existing building is non-conforming on the right side at the rear of the structure in that the side yard is only 1.4' +/- to the side lot line where a minimum of 4' is required.

A favorable motion was made by John Fraser and seconded by Paul Colameta and the board voted {Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes and Tyler Le Cao Yes} and granted this petition with a vote of 5-0

### **Staff Communication:**

A Motion to approve minutes from January 3, 2022 meeting was made by John Fraser and seconded by Tyler Le Cao

Motion to adjourn meeting was made by John Fraser and Seconded by Tyler Le Cao

Meeting Adjourned: 7:40.