



**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

March 21, 2022

3rd of the Month Meeting Minutes

Location: City Hall, Basement Level

484 Broadway, Everett, MA 02149

2022 MAR 31 P 12:45
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CITY CLERK'S OFFICE
EVERETT, MA

Members Present: Mary Gerace, Tyler Le Cao, Paul Colameta, John Fraser, Jean Thermitus

Minutes Taken by: Kim Rauseo, Clerk for ZBA

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

Minutes of the Meeting:

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 Tuesday April 19, 2022. A motion was made by Tyler Le Cao and seconded by John Fraser. The Board voted and granted this petition to be Continued until Tuesday April 19, 2022. {Mary Gerace Yes, Jean Thermitus Yes, Paul Colameta Yes, John Fraser Yes, and Tyler Le Cao Yes}

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.

Mary Gerace called for the petitioner three times and was no respond. The petitioner was not present. Mary Gerace opened the meeting to the public and asked if anyone was in favor of this petition. A call was made three times and no response. Mary Gerace asked if there was anyone opposed to this petition.

In Favor: None

Opposed: Paul Spring 193 Nichols Street., letter on file
Lynn Peterson 187 Spring Street.

A favorable motion was made by Tyler Le Cao and seconded by John Fraser. The Board voted Mary Gerace voted NO, Tyler Le Cao voted NO, Paul Colameta voted No John Fraser voted No and Jean Thermitus Voted No.

The Board Denied this petition with a vote of 0-5

Petition # 2534 530 Second Street

Variance

Mr. Zachary Richards PE/Bohler Engineering 45 Franklin Street 5th Floor Boston MA
02110

The applicant seeks to demolish the existing structure and construct a Six (6) Story Seventy (70) foot high 106-unit apartment building

The Attorney representing the petitioner asked the Board to continue for the next meeting on Tuesday April 19, 2022. The Board voted and granted the petitioner to continue this petition.

Mary Gerace recused yourself from the vote was 4-0

Petition # 2535 535 Second Street

Variance

Mr. Zachary Richards PE/Bohler Engineering 45 Franklin Street 5th Floor Boston MA
02110

The applicant seeks to demolish the existing structure and construct a Four (4) Story Sixty foot high 27-unit apartment building.

The Attorney representing the petitioner asked the Board to continue for the next meeting on Tuesday April 19, 2022. The Board voted and granted the petitioner to continue this petition.

Mary Gerace recused yourself from the vote was 4-0

New Business

Petition # 2536 10 Plumer Street

Special Permit

Audames Nelson

10 Plumer Street Everett, MA 02149

The owner/applicant proposes to change the use of an existing single-family house, built in 1870, and convert it to a two-family residence. The existing 3,528 Square Foot lot is located in a Dwelling District.

The petition asked the Board to continue this petition until the Tuesday April 19, 2022 meeting. A Motion was made by Paul Colameta and seconded by Tyler Le Cao and the Board voted to Continue this petition.

Petition # 2537 21 Baldwin Ave.

Variance

Junjie Zhu

32 Edgewater Ave. Shrewsbury, MA 01545

The applicant seeks to alter the exiting single family into a two-family Dwelling

A favorable motion was made by Tyler Le Cao and seconded by Paul Colameta and the Board voted Mary Gerace Yes, Tyler Le Cao Yes, Paul Colameta Yes, John Fraser Yes and Jean Thermitus Yes

The Board Grated this Petition with conditions no residential or visitor passes.

Petition # 2538 21 High Street

Special Permit

Mr. Brian Savi

21 High Street, Everett, MA 02149

The applicant seeks to convert the existing 2 family residence built in approximately 1892 into a 3-family residence. This lot resides in the dwelling district and contains 4950 Square feet of land. The calculated floor area for this property will be at 3816. The plan shows vehicles will be backed out of the driveway to exit.

A motion was made Tyler Le Cao and seconded by Paul Colameta and the Board voted Mary Gerace Yes Tyler Le Cao Yes. John Fraser Yes Paul Colameta Yes and Jean Thermitus Yes. The Board Granted this petition by a vote of 5-0.

Petition # 2539 21 Locust Street
Chris Lianos

Variance
21 Locust Street, Everett, MA 02149

Applicant seeks to change the use of the existing two (2) family dwelling and convert it to a three (3) family dwelling within a Dwelling District.

A motion was made Tyler Le Cao and seconded by Paul Colameta and the Board voted Mary Gerace Yes Tyler Le Cao Yes. John Fraser Yes Paul Colameta Yes and Jean Thermitus Yes. The Board Granted this petition by a vote of 5-0.

Petition # 2540 403 Main Street

Variance/Special Permit

Alfred Lattanzi

57 Peirce Ave., Everett, MA 02149

Applicant seeks to build three additional stories on and around the existing two buildings on this 8317 Square foot lot that exists in the Business Zoning District. The building will contain a mixed use that will include sixteen residential units and two commercial units. The existing buildings are currently non-conforming and the applicant will require a Special Permit and a determination from the board that by extending his non-conforming condition on the front and side offsets that this will not be more detrimental to the neighborhood. In the rear of the property the new building will require relief in the form of a variance for the set back of six (6) feet four (4) inches. The F.A.R. for this project will be at 3.2.

Attorney Rossi asked to withdraw petition # 2532 without Prejudice.

Attorney Anthony Rossi represented the petitioner and asked the Board to have this petition continued for the May 16, 2022 meeting. The Board voted and granted the petitioner to continue this petition until May 16, 2022.

A motion to approve Minutes from the February 22, 2022 meeting was mad John Fraser and seconded by Tyler Le Cao

A motion to adjourned meeting was made by John Fraser and seconded by Tyler Le Cao.

Adjourned 9:40 p.m.