



**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

April 19, 2022

3rd of the Month Meeting Minutes

Location: City Hall, Basement Level

484 Broadway, Everett, MA 02149

2022 APR 20 P 3:25
CITY OF EVERETT
RECORDING OFFICE

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

Minutes Taken by: Roberta Suppa, 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 Monday May 16, 2022. A motion was made by Paul Colameta and seconded by John Fraser. The Board voted and granted this petition to be Continued until Monday May 16, 2022. {Mary Gerace Yes, Paul Colameta Yes, John Fraser Yes, and Tyler Le Cao Yes}

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 May 16, 2022. The Board voted and granted the petitioner to continue this petition.

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 Monday May 16, 2022. The Board voted and granted the petitioner to continue this petition.

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 applicant asked the Board to continue this petition until the Monday May 16, 2022 meeting. A Motion was made by John Fraser and seconded by Paul Colameta and the Board voted to Continue this petition for May 16, 2022.

New Business

Petition # 2541 145 Vernal Street Variance / Special Permit
Mr. Andre Matais 149 Vernal Street Everett, MA 02149

The owner/applicant proposes renovate an existing tow family house, built around 1900, and covert it to a three-family residence. The existing 6068 sf lot is located in a welling District. The lot is nonconforming.

A favorable motion was made by John Fraser and seconded by Paul Colameta and the Board voted

Mary Gerace Yes, Tyler Le Cao Yes, Paul Colameta Yes, John Fraser Yes and Granted the petition.

The Board Grated this Petition with conditions no residential or visitor passes, and a drywell as close as 8 by 8 feet be installed for drainage.

Petition # 2542 41 Oakes Street Variance

Mr. Francis J. LaRovere, Mr. Matthew J. La Rovere Mr. Timothy J. LaRovere, Mr. Danial J. LaRovere and Mr. David L. Larovere 492 Broadway, Everett, MA 02149

The applicant/owner seeks a reduce the size of the lot area from 8,428 square feet down to 5,154 square feet to create a new lot of 3,278 square feet that will be added to the lot at 33 Oakes Street.

A motion was made by John Fraser and seconded by Paul Colameta to continue this petition until Tuesday June 21, 2022.

Mary Gerace Yes, Tyler Le Cao Yes, Paul Colameta Yes, John Fraser Yes, this petition was granted to continue for Tuesday June 21, 2022

Petition # 2538 32 Everett Street Variance / Special Permit

Mz. Ava Kanta and Tan Chatchai 32 Everett Street, Everett, MA 02149

The applicant seeks to construct a two-story rear addition 20' x 40' and convert the existing 2 family residence into a 3-family residence.

A favorable motion was made Paul Colameta and seconded by John Fraser and the Board voted Mary Gerace Yes Tyler Le Cao Yes. John Fraser Yes Paul Colameta Yes. The Board Granted this petition by a vote of 4-0, with conditions that no residential passes or guest passes be issued and if non family members rent it will be in their lease before renting.

Petition # 2544 19-21 Cedar Street Special Permit
Mr. Charanjit Singh and Ranjit Kaur 17 Rock Valley Street, Everett, MA 02149

The applicant seeks to convert the existing 2 family residence built approximately in 1894 into a 3-family residence by adding an additional floor.

Petitioner Withdrew with prejudice

Petition # 2545 27 Spalding Street

Special Permit

V-10 Development

PO Box 638 Winchester MA 08190

Applicant seeks a permit to construct a five (5) story, 7230 sq ft building with four (4) units and four (4) parking spaces on the first floor. The lot is existing within the Riverfront Overlay District. The proposed use shall be R2.

Petitioner asked to Continue for Monday May 16, 2022. The board voted and granted to continue until May 16, 2022

Petition # 2546 31 Spalding Street

Special Permit

V-10 Development

PO Box 638 Winchester, MA 08190

Applicant seeks a permit to construct a five (5) story, 7230 sq ft building with nine (9) units and eight (8) parking spaces, including one handicap parking space on the first floor. The lot is existing within the Riverfront Overlay District. The proposed use shall be R2.

Petitioner asked to Continue for Monday May 16, 2022. The board voted and granted to continue until May 16, 2022

A motion to approve Minutes from the March 21, 2022 meeting was mad John Fraser and seconded by Paul Colameta

A motion to adjourned meeting was made by John Fraser and seconded by Paul Colameta.

Adjourned 7:45 p.m.

