



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

JEAN THERMITUS- Member

Roberta Suppa - Administrative Assistant

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Zoning Board of Appeals

May 16, 2022

3rd of the Month Meeting Minutes

Location: Keverian room

484 Broadway, Everett, MA 02149

2022 JUN -2 A 9:24
CITY OF EVERETT, MA
ZONING BOARD OFFICE

Members Present: Mary Gerace, Jean Thermitus, Paul Colameta, John Fraser, Roger Thistle

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 June 21, 2022. A motion was made by Paul Colameta and seconded by Roger Thistle and will be continued until June 21, 2022

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

Public participation is closed.

A motion was made by Paul Colameta and seconded by John Fraser the board voted {Paul
Colameta No, Roger Thistle Yes, John Fraser Yes, and Jean Thermitus voted Yes}
With a vote of 3-1 this petition was Denied.

Tape is on file

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.

A motion was made by Paul Colameta and seconded by John Fraser the board voted {Paul
Colameta Yes, Roger Thistle Yes John Fraser Yes and Jean Thermitus voted Yes}

With a vote of 4-0 this petition was Granted with conditions as follows on tape

Tape is on file

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.

A motion was made by John Fraser and seconded by Paul Colameta the board voted {Mary Gerace Yes, Paul Colameta Yes, Roger Thistle Yes, John Fraser Yes, and Jean Thermitus voted Yes}

With a vote of 5-0 this petition was granted with conditions as follows on tape

Tape is on file.

Petition #2540 403 Main Street
Alfred Lattanzi

Variance/Special Permit
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 Anthony Rossi asked the Board to make a motion to table this petition until Tuesday June 21, 2022. A motion was made by Paul Colameta and seconded by Roger Thistle and will be continued until June 21, 2022

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.

A motion was made by Roger Thistle and seconded by Paul Colameta the board voted {Mary Gerace Yes, Paul Colameta No, Roger Thistle Yes, John Fraser Yes, and Jean Thermitus voted Yes}

With a vote of 4-1 this petition was Granted with conditions as follows on tape

Tape is file.

Petition # 2546 31 Spalding Street

Special Permit

V-10 Development
A motion was

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.

A motion was made by Roger Thistle and seconded by John Fraser the board voted { Mary Gerace No, Paul Colalmeta Yes Roger Thistle Yes John Fraser Yes and Jean Thermitus voted Yes }

With a vote of 4-1 this petition was Granted with conditions as follow on tape

Tape is on file.

New Business

Petition # 22547 13-15 France Street
Mr. Sanderson Nascimento

Variance
123 Pleasant St., Wakefield, MA 01880

The owner wishes to convert the existing two (2) family dwelling into a three (3) family dwelling. The plot plan submitted indicates that six (6) parking spaces are proposed. The lot is 5,827 square feet and lies in the Dwelling District. The rear porch will be extended along the side of the dwelling which will increase the existing non-conformity.

A favorable motion was made by Roger Thistle and seconded by John Fraser and the Board voted

{Mary Gerace Yes, Roger Thistle Yes, Paul Colameta Yes, John Fraser Yes and Jean Thermitus voted Yes }

A vote of 5-0 Granted this petition with conditions as follow on tape

Tape is on file

A motion to approve Minutes from the April 19, 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 9: 00 PM