



ZONING BOARD OF APPEALS

484 Broadway Room 24, Everett, Massachusetts 02149

MARY GERACE -

Chairman

PAUL COLAMETA- Member

TYLER LE CAO – Member

JOHN FRAISER – Member

JEAN THERMITUS- Member

REBECCA EDMONDSON-KOROM -Alternate Member

Roberta Suppa - Administrative Assistant

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Zoning Board of Appeals

October 17, 2022

3rd of the Month Meeting Minutes

Location: Keverian room at 6:00 p.m.

484 Broadway, Everett, MA 02149

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA
2022 OCT 19 A 8:44

Members Present: Mary Gerace, Jean Thermitus, Paul Colameta, Rebecca Edmondson-Korom alternate Member

Minutes Taken by: Roberta Suppa, Clerk for ZBA

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

Minutes of the Meeting:

A motion to take old business off the table was made by Jean Thermitus and seconded by Paul Colameta.

A motion to take old business out of order was made by Jean Thermitus and seconded by Paul Colameta.

Old Business

Petition #2564 27 Auburn Street

Variance

Mr. Josias De Vargas & Ms. Luiz Bruna Vargas

27 Auburn Street, Everett, MA 02149

The applicant seeks to convert the existing one-story pool house at the rear of the property into a single (1) family dwelling

The petitioner spoke and asked the Board if he could continue his petition for the November 21, 2022 meeting, because he is in of legal advice. A motion was made by Paul Colameta and seconded by Rebecca Edmondson- Korom and the board voted {Mary Gerace Yes, Jean Thermitus Yes, Paul Colameta Yes, and Rebecca Edmondson-Korom voted Yes} with a vote of 4-0 this grants the petitioner to continue this meeting for November 21, 2022.

Petition #2519 295 Chelsea Street
140 Tremont Street, LLC

Variance Extension
140 Tremont Street, Everett, MA 02149

Applicant seeks to raze the existing structure and construct a twenty-seven (27) six (5) story residential building on a 12,719-square foot lot located in the Apartment District with a management office at the ground floor. The application provides for twenty-one (21) off street parking for the proposed project.

The Petitioner asked in a letter that his Variance be Extended for (6) Six months and therefor extended until April 17, 2023. The Variance was filed on October 17, 2021. The Board voted and granted this Extension of this Variance until April 17, 2023. {Mary Gerace voted Yes, Paul Colameta voted Yes, Jean Thermitus voted Yes and Rebecca Edmondson-Korom voted Yes}

Motion to close old business and open new business was made by Paul Colameta and seconded by Rebecca Edmondson-Korom.

New Business

Petition #2566 380 Second Street
Mr. Scott Brown

Variance
1280 Centre Street, Newton MA 02459

To construct a new mixed use residential and Commercial Building with 21 stories and 250' height.

An email was sent from the petitioner that they would like to continue this petition for the November 21, 2022 meeting. A motion was made by Rebecca Edmondson-Korom and seconded by Paul Colameta and the Board voted {Mary Gerace voted Yes, Jean Thermitus voted Yes, Paul Colameta voted Yes, and Rebecca Edmondson-Korolm voted yes} grants the petitioner 4-0 to continue this petition until November 21, 2022.

Petition #2567 188 Bradford Street
Wilson Felipe da Silva Jr.

Special Permit
188 Bradford Street, Everett, MA 02149

The applicant seeks to convert the existing single-family dwelling to a two-family dwelling on a 11,310 s.f. lot located within the dwelling district as per plan by Peter Nolan & Associates, dated

5/22/2022. The plan contains six (5) parking spaces and 4 of which already exist in garage form and other in rear yard and they are compliant

Attorney John Mackey asked the Board to continue this petition for the November 21, 2022 meeting. A motion was made by Paul Colameta and seconded by Rebecca Edmondson-Korom the Board vote and by a vote of 4-0 grant this petition to be continued. {Mary Gerace voted Yes, Paul Colameta voted Yes, Jean Thermitus voted Yes, and Rebecca Edmonson-Korom voted yes}

Petition # 2568 **100 Broadway** **Annul or modify the decision of the Building Inspector**

John Peterson of Metro Sign **170 Lorum Street, Tewksbury, MA 01876**

To erect a new free--standing sign 20 feet in height with a total area of approximately 160 feet on each face in area and also contains an electronic message board.

A favorable motion was made by Paul Colameta and seconded by Jean Thermitus and the Board voted {Mary Gerace voted Yes, Paul Colameta voted Yes, Jean Thermitus voted Yes and Rebecca Edmondson-Korom voted Yes} with a vote of 4-0 grants the petition with a condition to change the color of the lights to blue and white and not have the sign reflect of the traffic light.

Petition #2569 **33 Oakes Street** **Variance / Special Permit**

Oakes Realty Trust **492 Broadway, Everett, MA 02149**

To alter the existing 19-unit residential building by adding Six (6) additional units for a total of Twenty-Five units

Attorney Francis J. LaRovere III asked the Board to continue this petition for the November 21, 2022 meeting. A motion was made by Jean Thermitus and seconded by Rebecca Edmondson-Korom the Board vote and by a vote of 4-0 grant this petition to be continued. {Mary Gerace voted Yes, Paul Colameta voted Yes, Jean Thermitus voted Yes, and Rebecca Edmonson-Korom voted yes}

A motion to approve Minutes from the September 19, 2022 meeting was mad Jean Thermitus and seconded by Paul Colameta.

A motion to adjourned meeting was made by Paul Colameta and seconded by Rebecca Edmondson-Korom.

Adjourned 6:30 p.m.

Audio is on file