



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

DERED SHOOSTER- Alternat Member

Roberta Suppa - Administrative Assistant

☎ 617-394.2498

✉ Roberta.Suppa@ci.everett.ma.us

Zoning Board of Appeals

November 21, 2022

3rd of the Month Meeting Minutes

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

484 Broadway, Everett, MA 02149

2022 NOV 29 A 9:16
CITY CLERK'S OFFICE
EVERETT, MA

Members Present: Jean Thermitus, Paul Colameta, Rebecca Edmondson-Korom, John Fraser, Tyler Le Cao, Derek Shooster

Minutes Taken by: Roberta Suppa, Clerk for ZBA

The rules for the meeting were explained by the Chairperson Tyler La Cao.

Minutes of the Meeting:

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

Old Business

Petition #2551 58-60 Peirce Ave.

Special Permit

Chandra Ram Thapa and Rejita Chandra

58 Peirce Ave. 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 Board found that a denial letter was not needed. The property located at 58-60 Peirce Ave. is located in the Dwelling District and contains an existing two-family residence. It appears from the record available to the Board the property and the structure are compliant with all provisions

or the Zoning Ordinance except for Section 4.B.6a, which requires the combined side yard setbacks of 14.5 feet. The applicant proposes to construct an addition on the back of the existing structure. The proposed addition would, itself, comply with the 16-foot side-yard setback requirement and all other requirements of the Ordinance.

Petition #2564 27 Auburn Street

Variance/Special Permit

Mr. Josias De Vargas/Ms. Luiza Bruna Vargas

27 Auburn St., 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 was not present at meeting, the Board denied the petition. Later on, in the meeting when the Board adjourned, the petitioner was sitting in the public area, approached the board to ask about his petition. The Petitioner explained he was at the meeting on the second floor when realized he was at wrong meeting the Petition was already denied, the Chairman Tyler Le Cao after advising with Attorney Johnathan Silverstein decided to put him on the agenda for the December 19, 2022 meeting as a reconsideration vote.

Petition #2566 380 Second Street

Variance

Mr. Scott Brown

1280 Centre Street, Newton MA 02459

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

The petitioner presented the petition on 380 Second Street. The public portion of the meeting was conducted and asked if any one was in favor or against this petition.

In Favor: Dom Wall	Medford, Ma
Greg Long	36 Woodlawn Ave.
Steven Clinet	89 Wilbur Street
Rick Keefe	
Richard Boyde	Medford, MA
Rodrigo Medero	Peabody, MA
Ricardo Derada	Malden, MA

A favorable was made by Paul Colameta and seconded by Jean Thermitus and the Board voted Tyler Le Cao voted Yes, Paul Colameta voted Yes, John Fraser voted Yes, Jean Thermitus voted Yes, and Rebecca Edmondson voted Yes., after a vote of 5-0 the Board grated this petition.

Petition # 25687 188 Bradford St

Special Permit

Wilson Felipe Da Silva, Jr.

188 Bradford St., 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.

The Board found the Denial letter was not needed. The property located at 188 Braford Street is also located in the Dwelling District and contains an existing single-family residence. There is also an existing garage to the rear of the residence. Although the residential portion of the structure is full compliant with zoning, the garage at the rear of the property is nonconforming as to the side-yard setback, being closer than 4 feet. The applicant proposes to convert the single-family structure to a two-family structure which is a use allowed by right in the Dwelling District on lots of at least 7,000 s.f. in area. The applicant does not propose to conduct any exterior construction, including to the nonconforming garage portion of the structure.

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, presented his petition to the Board and the Board made a favorable motion by John Fraser and seconded by Jean Thermitus the Board voted Tyler Le Cao voted Yes, Paul Colameta voted Yes, Jean Thermitus voted Yes, and Rebecca Edmonson-Korom voted yes and John Fraser voted Yes, the Board granted this petition 5-0.

A motion to approve Minutes from the October 18, 2022 meeting was made by Jean Thermitus and seconded by John Fraser.

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

Adjourned 8:11 p.m.

Audio is on file

