



**CARLO DEMARIA
MAYOR**

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

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Zoning Board of Appeals

December 19, 2022

3rd of the Month Meeting Minutes

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

484 Broadway, Everett, MA 02149

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2022 DEC 21 P 12:31

Members Present: Mary Gerace Chairman, Rebecca Edmondson-Korom, Tyler Le Cao, Jean Thermitus, 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:

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

Old Business

Petition #2573 530 Second Street

Variance

Jam Realty Corp.

530 Second Street, Everett, MA 02149

The applicant seeks to demolish the existing structure and construct a Five (5) Story Sixty (60) foot high 84-unit apartment building.

In Favor: List is on File

Speaking Against: Roseann Paladino

The presentation was made by the petitions and a motion was made Tyler Le Cao and seconded by John Fraser and the Board voted {Mary Gerace voted Yes, Tyler Le Cao voted Yes, John Fraser voted Yes, Jean Thermitus voted Yes and Rebecca Edmondson Korom voted Yes} the Board Granted this petition 5-0. With the following Project Transportation Commitments:

Implementing Transportation Demand Management (TDM) Plan

- Onsite Car Sharing, Adjacent Enterprise Car Share
- Discounted MBTA passes
- Join the lower Mystic Transportation Management Association (TMA)
- No on-street resident permits allowed for residents of the project
- 5% of parking for EV vehicles at occupancy, 15% for future use.
- Installing transportation screen showing real-time public transportation data.
- Indoor bike parking for all units.
- Three loading dock spaces
- Purchase 15-dock blue bike station.

A motion to open New Business was made by Jean Thermitus and seconded by Rebecca Edmondson - Korom.

Petition # 2564 27 Auburn Street

Variance and Special Permit

Mr. Josias De 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.

In Favor: Sowyo Soaren
Jean Macheo
Wilbur Vadel
Maria Siovirea

15 Sweet St, Saugus
445 Broadway, Everett
158 School Street, Everett
20 Hancock Street, Everett

Against: Michelle Farina
Elizabeth Martinelli

119 High Street, Everett
119 High Street, Everett

A motion was made by Jean Thermitus and seconded by Rebecca Edmonson-Korom and the Board voted {Mary Gerace voted No, Tyler Le Cao voted No, John Fraser voted No, Jean Thermitus voted Yes, and Rebecca Edmonson-Korom voted Yes} with a vote of 2-3 this Denies this petition.

Petition # 2575 20-22 Chelsea Street

Variance

Cenvia Real Estate, LLC

22 Chelsea Street, Everett, MA 02149

Applicant is seeking approval to: To construct a Five (5) Story 64.5-foot mixed use building with the first story being used as Commercial Space and Floors 2 to 5 and the penthouse for Seventeen (17) Residential Apartments.

In favor: List on File

Against: List on File

Attorney Paul Delory representing the petition stated his case for this project, and the Board recommended a favorable action to eliminate the penthouse where the owner would reside. A motion was made by Rebecca Edmonson-Korom and seconded by John Fraser the board voted {Mary Gerace voted No, Tyler Le Cao voted Yes, John Fraser voted No, Jean Thermitus voted No, and Rebecca Edmondson-Korom voted No} with a vote of 4-1 the penthouse will remain for owner to reside.

A favorable motion was made by Tyler Le Cao and seconded by John Fraser and to vote on this petition {Mary Gerace voted Yes, Tyler Le Cao voted Yes, John Fraser voted Yes, Jean Thermitus voted Yes, and Rebecca Edmonson – Korom voted Yes} a vote of 5-0 Grants this petition.

Petition # 2574 394 Second Street

Sign and Billboard

AZA Properties LLC

394 Second Street, Everett, MA 02149

Applicant seeks a permit for the installation of an “Electric Message Center” with dimensions 6’-0” x 4’-0” in a 16’ free standing sign at the front of the property.

A motion was made by Rebecca Edmonson-Korom and seconded by Jean Thermitus the board voted. {Mary Gerace voted Yes, Tyler Le Cao voted Yes, John Fraser voted Yes, Jean Thermitus voted Yes, and Rebecca Edmonson-Korom} by a vote of 5-0 this petition was Granted.

A motion to approve Minutes from the November 28, 2022 by Jean Thermitus and seconded by John Fraser

A motion to adjourn meeting was made by John Fraser and seconded by Jean Thermitus
Adjourned 8:10 p.m.

Audio is on file