



**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

DEREK SHOOSTER- Alternat Member

**Roberta Suppa - Administrative Assistant**

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Zoning Board of Appeals

August 21, 2023

3<sup>rd</sup> of the Month Meeting Minutes

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

484 Broadway, Everett, MA 02149

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA  
2023 SEP 28 A 9:30

**Members Present:** Mary Gerace, Paul Colameta, Derek Shooster, Jean Thermitus, Rebecca Edmondson-Korom

**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 Paul Colameta and seconded by Rebecca Edmondson - Korom. All in favor 5-0

**Old Business**

**Petition #2587** 71 Chestnut Street

**Variance**

Mr.Octavio DaSilva

24 Auburn Street, Everett, MA 02149

To create a parking area in the front and left side yards of the property (Hall Avenue Side).

A favorable motion was made by Derek Shooster and seconded by Paul Colameta and the Board voted {Mary Gerace Yes, Paul Colameta Yes, Jean Thermitus Yes, Derek Shooster Yes, and Rebecca Edmondson – Korom Yes} Grants this petition with following conditions:

1. Construction shall not materially differ from the application materials submitted to the Board.
2. The applicant shall pay the cost of the Board's outside counsel, pursuant to G.L. c.44, §53G.
3. The proposed parking space shall not extend further toward Chestnut Street than the bump-out in the existing structure, which contains the middle of three windows facing Hall Avenue.

**Petition #2592**    33-41 Oakes Street

Francis J. LaRovere

Variance

492 Broadway, Everett, MA 02149

The applicant requests unspecified relief from Section 32 (Inclusionary Zoning) of the Everett Zoning Ordinance in connection with its proposed construction of six (6) additional dwelling units on the subject property, which currently contains fourteen (14) dwelling units in an existing twelve (12) unit apartment building, which the applicant proposes to enlarge and a detached two-family residential structure.

After the petitioner and Board talked about this petition a five-minute recess was called.

Petitioner asked the Board if he could table this petition for the September 18, 2023 meeting so he could go before the planning Board to discuss further information pertaining to this petition

A motion was made by Derek Shooster and seconded by Rebecca Edmondson-Korom and the Board granted this petition be tabled for September 18, 2023.

**Petition #2596**    11 Buell Street

Carlos De Carvalho

Variance /Special Permit

27 Revere Street, Everett, MA 02149

Applicant seeks a change the use of the property from a storage building into an Auto Body Shop.

Petitioner asked to have this petition continued for the September 18, 2023 meeting. A motion was made by Derek Shooster and seconded by Rebecca Edmondson – Korom. The Board voted to continue this petition for the September 18, 2023 meeting. 5-0

**Petition # 2598**    15 Dean Street

Tom Milis

Variance

15 Dean St., Everett, MA 02149

The owner wishes to demolish a single-family dwelling and erect a three (3) family dwelling in the Dwelling District. The plot plan submitted indicates the lot area is 4,665 SF. Architectural plans submitted by Lafreneire Architects shows the proposed floor area is 4,383 SF. In the plans provided there are 5 proposed parking spaces in the rear.

A motion was made by Derek Shooster and seconded by Paul Colameta the board voted {Mary Gerace Yes, Paul Colameta Yes, Derek Shooster Yes, Jean Thermitus Yes, and Rebecca Edmondson-Korom Yes} with a vote of 5-0 this petition is granted following these conditions:

4. Construction shall not materially differ from the application materials submitted to the Board.
5. Prior to issuance of a building permit, the applicant shall pay the cost of the Board's outside counsel, pursuant to G.L. c.44, §53G.
6. Residents of the second and third floor units shall not be eligible for resident parking stickers or guest passes. Only the first-floor unit shall be eligible for a resident parking sticker.
7. At least two of the parking spaces shall be wired for installation of level 2 electric vehicle charging stations.

A motion was made to close old business and open new business by Rebecca Edmondson - Korom and seconded by Jean Thermitus. All in favor 5-0

### **New Business**

#### **Petition # 2599**

4-6 Chestnut Pl.

Anthony Denardo

Special Permit

33 Ferry Street, Everett, MA 02149

The owner wishes to enclose an already existing foundation located in the rear of the house. The property is a three (3) family home located at 4 Chestnut Place with a lot area of 4,275 s.f. according to the plot plans submitted by HRH Consulting Group.

A motion was made Rececca Edmondson – Korom and seconded by Jean Thermitus the Board voted {Mary Gerace Yes, Paul Colameta Yes, Jean Thermitus Yes, Derek Shooster Yes and Rebecca Edmondson-Korom Yes}. The petition was granted with a vote of 5-0 with the following conditions:

1. Construction shall not materially differ from the application materials submitted to the Board.
2. Prior to issuance of a building permit, the applicant shall pay the cost of the Board's outside counsel, pursuant to G.L. c.44, §53G.

A motion to approve minutes from July 17, 2023 meeting was made by Paul Colameta and seconded by Jean Thermitus

Motion to adjourn made by Rebecca Edmondson-Korom and seconded by Paul Colameta all in favor 4-0.

Time Adjournment: 7:25

Audio on file