



**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

September 18, 2023

3rd of the Month Meeting Minutes

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

484 Broadway, Everett, MA 02149

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EVERETT, MA
2023 SEP 28 A 8:36

Members Present: Mary Gerace, Paul Colameta, Tyler Le Cao, 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 open old business was made by Jean Thermitus and seconded by Paul Colameta. All in favor 5-0

Old Business

Petition #2583 148 (146) Main Street

Variance / Special Permit

Al-Li Service Center

1 Seal Harbor Rd., Winthrop, MA 02152

Applicant seeks a permit to add an additional License for an Auto Body Shop to the property.

Applicant made a request for this petition to be continued for the December 18, 2023 meeting
A motion to continue until the December 18, 2023 meeting was make by Rebecca Edmondson-Korom and seconded by Jean Thermitus. The Board voted 5- to continue.

Petition #2590 81 Elsie Street

Variance

Sergio Cornelio

43 Luke Rd., Everett, MA 02149

Applicant has requested that the Board reconsider its vote and reopen the public hearing to consider a revised plan that proposes connecting the two proposed structures to create a single building containing three dwelling units and a parking plan that depicts seven total parking spaces, including five existing parking spaces and two newly proposed parking spaces, one in the proposed garage and one in front of the proposed garage. Relief may be required from Section 17(F), (J) and (K) of the Zoning Ordinance to allow tandem parking in front of the proposed garage.

A motion was made by Tyler Le Cao to open the public portion of this meeting and Rebecca Edmondson-Korom seconded all in favor 5-0.

In Favor: none

Not in Favor: List is on file

A motion was made by Rebecca Edmondson-Korom and seconded by Tyler Le Cao and the Board voted {Mary Gerace No, Paul Colameta No, Tyler Le Cao Yes, Jean Thermitus Yes, and Rebecca Edmondson-Korom voted Yes} By a vote of 2-3 this Denies this Petition.

Petition # 2592 33-41 Oakes Street

Variance / Special Permit

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.

Applicant made a request for this petition to be continued for the October 16, 2023 meeting. A motion to continue until the October 16, 2023 meeting was made by Tyler Le Cao and seconded by Jean Thermitus. The Board voted 5- 0 to continue.

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 October 16, 2023 meeting. A motion was made by Tyler Le Cao and seconded by Jean Thermitus. The Board voted to continue this petition for the October 16, 2023 meeting. 5-0 to continue.

Petition # 2597 20 Pleasant Street Variance

Ms. Claudia Kasper 20 Pleasant St., Everett, MA 02149

The applicant seeks to convert the existing 1 (one) family residence built approximately in 1894 into a 3 (three) family residence.

A motion was made by Paul Colameta and seconded by Rebecca Edmonson - Korom the board voted {Mary Gerace No, Paul Colameta Yes, Tyler Le Cao Yes, Jean Thermitus Yes, and Rebecca Edmondson-Korom Yes} with a vote of 4-1 this petition is granted following these 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. Residents of the Project shall not be eligible for residential stickers or guest passes.

A motion was made to close old business and open new business by Tyler Le Cao and seconded by Paul Colameta. All in favor 5-0

New Business

Petition # 2600 533-535 and 537-539 Ferry St. and 9-11 Rich Street Variance

Anthony DiPierro and Ciriaco DiPierro 62 High Street, Everett, MA 02149

To combine the subject properties, demolish the existing buildings and construct a single mixed-use building containing 2,312 s.f. of first-floor commercial space and thirty residential apartments on the second, third and fourth floors

A motion was made Tyler Le Cao and seconded by Jean Thermitus the Board voted {Mary Gerace Yes, Paul Colameta Yes, Jean Thermitus Yes, Tyler Le Cao 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 except as may be required by the Planning Board during Site Plan Review.
2. The applicant shall pay the cost of the Board's outside counsel, pursuant to G.L. c.44, §53G.
3. Residents of the Project shall not be eligible for residential stickers or guest passes.

A motion to approve minutes from August 21, 2023 meeting was made by Rebecca Edmonson - Korom and seconded by Jean Thermitus. All in favor 5-0

Motion to adjourn made by Jean Thermitus and seconded by Tyler Le Cao all in favor 5-0.

Time Adjournment: 7:50

Audio on file