



**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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✉ Roberta.Suppa@ci.everett.ma.us

Zoning Board of Appeals Minutes

October 16, 2023

3<sup>rd</sup> Monday of the Month

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

484 Broadway, Everett, MA 02149

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CITY CLERKS OFFICE  
EVERETT, MA  
2023 NOV -2 P 12: 32

**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 Rebecca Edmondson-Korom All in favor 5-0

**Old Business**

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

Variance / Special Permit

Francis J. LaRovere

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.

Applicant made a request for this petition to be continued for the November 20, 2023 meeting. A motion to continue until the November 20 2023 meeting was make by Tyler Le Cao Paul Colameta and seconded by Jean Thermitus. The Board voted 5-0 to continue.

**Petition #2596** 11 Buell Street

Variance/Special Permit

Carlos De Carvalho

27 Revere St., Everett, MA 02149

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

The applicate made a request to withdraw without prejudice. The board accepted his withdrawal.

**A motion to close old business and open new business was made by Jean Thermitus and seconded by Paul Colameta.**

**Petition # 2601** 380 Second Street

Variance

Applicate asking for a six-month extension from a decision that was made on November 21, 2022. A motion was made by Paul Colameta and seconded by Tyler Le Cao and granted this extension to May 21, 2024.

**Petition #2602** 70 Everett Street

140 Tremont Street LLC

Variance /Special Permit

140 Tremont Street, Everett, MA 02149

To expand the existing two-family residential structure and convert it to a six-unit residential structure.

A favorable motion was made by Tyler Le Cao and seconded by Paul Colameta and the board voted {Mary Gerace Yes, Tyler Le Cao Yes, Jean Thermitus Yes, Rebecca Edmondson-Korom Yes, and Paul Colameta No} with a vote of 4-1 Grants this petition following these conditions:

1. . Construction shall not materially differ from the application materials submitted to the Board.
2. At least one of the proposed parking spaces shall be equipped with a “level 2” electric vehicle charging station.
3. The applicant shall pay the cost of the Board’s outside counsel, pursuant to G.L. c.44, §53G. Payment shall be provided within thirty days of request therefor by the Board’s clerk.

4. None of the units shall be eligible for residential parking permits, guest passes or meter permits. Prospective tenants shall be informed of this restriction, which shall also be contained in all leases.
5. The proposed office shall be used solely in connection with leasing and management of the subject property.

A motion to approve minutes from September 18, 2023 meeting was made by Rebecca Edmondson -Korom and seconded by Jean Thermitus. All in favor 5-0

Motion to adjourn made by Paul Colameta and seconded by Rebecca Edmondson-Korom all in favor 5-0.

Time Adjournment: 6:30

Audio on File