



**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

☎ 617-394.2498

✉ Roberta.Suppa@ci.everett.ma.us

Zoning Board of Appeals Minutes

November 20, 2023

Location Keverian Room 6:00 p.m.

484 Broadway, Everett, MA 02149

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2023 NOV 21 A 9:26

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

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 Jean Thermitus and seconded by Paul Colameta
All in favor 6-0

Old Business

Petition #2592 31-41 Oakes Street

Special Permit/Variance

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.

The applicant seeks to build out unfinished space on the third floor to convert the existing two-family dwelling to a three-family dwelling as per revised plans provided by Context on 7/5/2022. 40 Everett St is a 7,475-sf lot located within the dwelling district as per plot plan by Massachusetts Survey Consultants, dated 07/19/2023.

The board opened the meeting to the public and was asked if anyone was in favor of this petition:

Michael Marchese	91 Elsi Street
Peter Pietrantonio	11 Winthrop Street.
Linsley White	76 Clarence Street

And signature is on file also.

Anyone against this petition a letter is on file.

A favorable motion was made by Derek Shooster and seconded by Jean Thermitus and the Board voted {Tyler Le Cao voted Yes, Paul Colameta voted Yes, Jean Thermitus voted Yes, Rebecca Edmondson-Korom voted Yes, and Derek Shooster voted Yes} Grants this petition with a vote of 5-0.

Petition #2606 66-68 Tileston Street

Roland Hughes

Variance

66-68 Tileston Street, Everett, MA 02149

Raze existing duplex and construct a four-story building containing nine (9) residential condominiums on the upper three floors and fifteen parking spaces on the ground level six (6) parking spaces will be below grade under the building and nine (9) parking spaces will be located at surface level behind the building.

A favorable motion was made to continues this petition until December 18, 2023 to have time to discuss new plans was made by Derek Shooster and second by Rebecca Edmondson – Korom and the Board voted 5-0 to continue this petition.

A motion was made to approve the minutes by Jean Thermitus and seconded by Paul Colameta

A motion to Adjourn meeting was made by Jean Thermitus and seconded by Paul Colameta

Adjournment: 7:46 Audio on File