Zoning Board of Appeals Minutes

December18, 2023

Location Keverian Room 6:00 p.m.

484 Broadway, Everett, MA 02149

**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 favorable motion to take old business off the table was made by Jean Thermitus and seconded by Derek Shooster 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 petitioner asked the Board to continue this petition until March 18, 2024. A favorable motion was made by Jean Thermitus and seconded by Derek Shooster. The Board voted 6-0 to Grant this petition to continue.

The Board made a motion to take old business off the table and open new business was made by Jean Thermitus and seconded by Paul Colameta. 6-0 to continue until March 18, 2024.

**Petition #2606** 66-68 Tileston Street Variance

Roland Hughes 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.

The petitioner asked the Board to continue this petition until January 16, 2024. A favorable motion was made by Paul Colameta and seconded by Derek Shooster. The Board voted 6-0 to Grant this petition to continue until January 16, 2024.

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

**New Business**

**Petition #2542** 41 Oakes Street Extension

The Board made a consideration to hear this petition for this meeting.

The petitioner asked the Board to Extend this petition for 6 months from the decision that was filed in the Clerk’s office on June 22, 2022 to June 18, 2024, which is made from the first extension which extended on December 18, 2023 A favorable motion was made by Rebecca Edmondson – Korom and seconded by Jean Thermitus. The Borad voted 6-0 to grant this petition to be extended to June 18, 2024

**Petition #2575**  20-22 Chelsea Street Extension

The petitioner asked the Board to Extend this petition for 6 months from the decision that was filed in the Clerk’s office on December 19, 2022 to June 18, 2024, A favorable motion was made by Jean Thermitus and seconded by Derek Shooster. The Borad voted 6-0 to grant this petition to be extended to June 18, 2024.

**Petition #2607** 3 Heath Street Maguy Dorval

Special Permit 3 Heath St., Everett, MA 02149

The applicant seeks to construct a new two-story addition and add a second floor to the existing single-story portion of an existing non-conforming structure. The applicant further seeks to construct a set of exterior stairs leading from the second-floor addition to the ground. The lot area is 2,250 sq. ft. according to plot plans provided by PFS Land Surveying Inc.

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A favorable motion was made by Derek Shooster and seconded by Rebecca Edmonson – Korom and the Board voted {Mary Gerace voted Yes, 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 6-0.

**Petition #2608** 7 Orchard Street Rita Gill

Special Permit 7 Orchard Street, Everett, MA 02149

Add a first -floor addition

A favorable motion was made by Rebecca Edmondson - Korom and seconded by Paul Colameta and the Board voted {Mary Gerace voted Yes, 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 6-0.

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A motion was made to approve the minutes for November by Rebecca Edmonson – Korom and seconded by Paul Colameta. Board voted 6-0 to approve minutes

A motion to Adjourn meeting was made by Rebecca Edmondson - Korom and seconded by Paul Colameta. Board votes 6-0 to adjourn

Adjournment: 6:50 p.m. Audio on File