



**CARLO DEMARIA  
MAYOR**

**ZONING BOARD OF APPEALS**

484 Broadway Room 24, Everett, Massachusetts 02149

**MARY GERACE -  
Chairman**

**PAUL COLAMETA- 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

March 18, 2024

Location Keverian Room 6:00 p.m.

484 Broadway, Everett, MA 02149

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2024 APR -3 P 1:01

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

**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 5-0

**Old Business**

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

Francis J. LaRovere II

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 withdrew without prejudice on this petition

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

Roland Hughes

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.

Attorney Paul Delroy asked the board to table this petition to the April 22, 2024 meeting.

Favorable motion was made by Derek Shooster and seconded by Rececca Edmondson-Korom. The Board voted 5-0 and was granted to continue this petition.

**Petition #2609** 87-89 Malden Street

Jean B. Thermitus

The applicant seeks to convert the existing six (6) unit residential building into a Seven (7) unit residential building by creating an apartment in the basement.

Mr. Jean Thermitus excused himself from the meeting, and Attorney Daid O'Neil represented the petitioner. A favorable motion was made by Rebecca Edmondson-Korem and seconded by Derek Shooster the Board voted {Mary Gerace Yes, Derek Shooster Yes, Rebecca Edmondson-Korom Yes and Paul Colameta Yes} grants this petition with the following condition:

1. Construction shall be in substantial conformance with the plans of record.
2. The applicant shall pay the cost of the Board's outside counsel, pursuant to G.L. c.44, §53G.
3. Residents of the structure shall not be entitled to receive resident parking or guest stickers, and prospective tenants of the building shall be informed of this fact prior to signing leases.

**Petition #2611** 756 Broadway

Mr. Hector Angel

To construct a three-story rear addition to provide for two (2) additional residential units for a total of six (6) units. The subject property is located in the Business District, contains approximately 3,314 square feet and contains an existing four-unit residential building, which is nonconforming as to the front-yard setback (10 feet required; none provided).

The petition via email asked that this petition be tabled for the April 22, 2024 meeting. Favorable motion was made by Paul Colameta and seconded by Derek Shooster. The Board voted to 5-0 and was granted to continue this petition.

**Petition # 2612** 43 Corey Street

Comprehensive Permit

To consider the above-listed application for a comprehensive permit. The subject property is located at 43 Corey Street and contains approximately 14,100 square feet of area. This proposal is to demolish an existing single-family residence and to construct a six-story apartment building containing forty-eight units of rental housing, twelve of which would be deed-restricted as affordable to families earning no more than 80% of the Area Median Income as determined by the Massachusetts Executive Office of Housing and Livable Communities.

The petitioner asks that this petition be tabled for the April 22, 2024 meeting. A favorable motion was made by Jean Thermitus and seconded by Derek Shooster, Board voted all in favor 4-0 to continue this petition.

A motion to end old business and open new business was made by Paul Colameta and seconded Derek Shooster all in favor 5-0.

A motion to take petition #2615 out of order was make by Derek Shooster and seconded by Rebecca Edmondson-Korem all in favor 5-0

### **New Business**

**Petition #2615** 376 Third Street

376 Third Street, LLC

To consider the above-listed application for a Special Permit to renovate and change the use of an existing industrial building, which is lawfully nonconforming as to side-yard setback. The proposed renovation will include exterior renovations and improvements but will not expand the building footprint, and it will involve interior modifications to accommodate 125 residential units, 13 of which are proposed as deed-restricted affordable, and 79 parking spaces. 376 Third Street is a parcel of land located in the Commercial Triangle Economic Development District and is referenced by Assessor's Department as K0-05-000170.

A favorable motion was made by Jean Thermitus and seconded by Rebecca Edmondson-Korem The Board voted {Mary Gerace Yes, Jean Thermitus Yes, Paul Colameta Yes, Derek Shooster Yes, and Rebecca Edmondson-Korem Yes} grants this petition with a vote of 5-0.

1. The existing structure is an industrial building that predates current zoning requirements.
2. The only nonconformity of the existing building is a stairway, which protrudes into the required side-yard setback.
3. The applicant does not propose to extend the building further into the required side setback or to create any new zoning nonconformities.
4. The proposed use (multi-family residential) is permitted by special permit from the Planning Board.
5. The proposed change of use of a preexisting nonconforming structure requires a special permit under Section 3.F of the Zoning Ordinance.
6. A much larger and denser development could be constructed on the property by right if the existing structure were demolished. The applicant's decision to remediate, preserve and rehabilitate the existing historic building will be a substantial benefit to the neighborhood and the city.
7. The proposed change of use of a historic structure with a de minimis setback nonconformity will not be substantially more detrimental to the neighborhood.

**Petition #2613** 181 Bradford Street

Ramon Brando

Renovate two-family dwelling to create a three-family dwelling. The dwelling is 4,651 sq ft according to Rise Architecture on a lot that is 5,624 sq ft according to Scott M. Cerrato professional land surveyor.

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

4. Construction shall be in substantial conformance with the plans of record, entitled “House Expansion – Third Floor Addition; 181 Bradford St, Everett MA 02149,” prepared by Rise Architecture, dated 10/27/2023, as most recently revised on 1/10/2024.
5. The applicant shall pay the cost of the Board’s outside counsel, pursuant to G.L. c.44, §53G.
6. Residents of the third unit shall not be entitled to receive resident parking or guest stickers, and prospective tenants of that unit shall be informed of this fact prior to signing a lease.

**Petition #2614** 19 Paris Street

Gabriel Silva

Demolish existing two –family structure and construct five-unit townhouse structures.

The petitioner asked the Board to continue this petition until April 22, 2024. A favorable motion was made by Jean Thermitus and seconded by Paul Colameta the Board voted 4-0 to Grant this petition to continue.

. Adjournment: 7:35 p.m. Audio on File