



The subject property is located in the Dwelling District, contains approximately 5,020 square feet of area, and is improved with an existing two-unit dwelling and accessory garage. The applicant proposes to demolish the existing structures and reconstruct a three-story building containing eight dwelling units. No on-site parking is proposed.

A favorable motion was made by Derek Shooster and seconded by Mary Gerace, the Board voted {Derek Shooster voted Yes, Mary Gerace voted Yes, Jean Thermitus voted Yes, and Ashmeal Brun voted Yes, Rebecca Edmondson-Korom voted Yes} The Board grants this petition with a vote of 5-0, with the following conditions:

1. The project shall be constructed and operated in substantial conformity with the plans and application documents submitted to the Board as most recently amended, including the reduction in dwelling units from eight to seven and the addition of six on-site parking spaces.
2. The property shall be served by private trash removal service.
3. The applicant shall pay all consulting costs incurred by any City board or department in connection with the project. Such fees shall be paid within 30 days of request, and no building permit shall be issued for the project if any such fees are outstanding.

Mary Gerace made a motion for a two-minute recess the Board voted all in favor 5-0.

A motion to return from recess was made by Mary Gerace and seconded by Derek Shooster all in favor 5-0

**Petition #2663 34 Franklin Street**

**Mr. Geucimar Aquino**

The applicant seeks to convert the existing one (1) family residence built in approximately 1900 into a three (3) Family apartment building.

A favorable motion was made by Derek Shooster and seconded by Mary Gerace, the Board voted {Derek Shooster voted Yes, Mary Gerace voted Yes, Jean Thermitus voted Yes, and Ashmeal Brun voted Yes, Rebecca Edmondson-Korom voted Yes} The Board grants this petition with a vote of 5-0, with the following conditions:

1. The project shall be constructed and operated in substantial conformity with the plans and application documents submitted to the Board.
2. The applicant shall consult with the Inspectional Services Department and employ suitable construction management practices to prevent adverse construction impacts to neighboring properties.
3. The applicant shall pay all consulting costs incurred by any City board or department in connection with the project. Such fees shall be paid within 30 days of request, and no building permit shall be issued for the project if any such fees are outstanding.

**Petition #2664 533-535 and 537-539 Ferry Street Anthony DiPierro & Ciriaco DiPierro**

The subject property is comprised of two separately assessed parcels: 535 Ferry Street (which also includes the building addressed as 533 Ferry Street) and 539 Ferry Street (which also includes the buildings addressed as 537 Ferry Street). The combined property will have a total lot area of 15,100 square feet.

The applicant proposes to demolish the existing buildings at 535, 537 and 539 Ferry Street and to renovate and expand the building addressed as 533 Ferry Street. As proposed, the resulting structure will have two commercial units and sixteen dwelling units, with a total gross floor area of 17,916 square feet. The ground floor of the proposed structure will contain 2,130 square feet of commercial space at the front of the building (along Ferry Street) and residential units at the back of the building. The second and third floors will contain additional dwelling units. Seventeen parking spaces are proposed.

A favorable motion was made by Derek Shooster and seconded by Mary Gerace, the Board voted {Derek Shooster voted Yes, Mary Gerace voted Yes, Jean Thermitus voted Yes, and Ashmeal Brun voted Yes, Rebecca Edmondson-Korom voted Yes} The Board grants this petition with a vote of 5-0, with the following conditions:

1. The project shall be constructed and operated in substantial conformity with the plans and application documents submitted to the Board.
2. All deliveries and loading shall be conducted off-street. The Applicants and their successors shall be responsible for ensuring compliance with this condition, including without limitation through signage and lease conditions.
3. The applicant shall pay all consulting costs incurred by any City board or department in connection with the project. Such fees shall be paid within 30 days of request, and no building permit shall be issued for the project if any such fees are outstanding.

**Petition #2665 252- 254 Ferry Street**

**252-254 Ferry Street LLC**

The applicant proposes to renovate the existing building at 252 Ferry Street in a Dwelling District to increase the number of dwelling units from the existing six (6) dwelling units to sixteen (16) dwelling units.

A favorable motion was made by Derek Shooster and seconded by Mary Gerace, the Board voted {Derek Shooster voted Yes, Mary Gerace voted Yes, Jean Thermitus voted Yes, and Ashmeal Brun voted Yes, Rebecca Edmondson-Korom voted Yes} The Board grants this petition with a vote of 5-0, with the following conditions:

1. The project shall be constructed and operated in substantial conformity with the plans and application documents submitted to the Board, including reduction of the proposed number of dwelling units to thirteen (13).

2. The applicant shall pay all consulting costs incurred by any City board or department in connection with the project. Such fees shall be paid within 30 days of request, and no building permit shall be issued for the project if any such fees are outstanding.

A motion to open new business was made by Mary Gerace all in favor 5-0.

**Petition #2666 14 Pleasant Street Tinh Le**

The applicant seeks to convert the existing 1 (one) family residence built approximately in 1890 into a 3 (three) family residence.

A favorable motion was made by Derek Shooster and seconded by Ashmeal Brun the Board voted {Derek Shooster voted Yes, Mary Gerace voted Yes, Jean Thermitus voted Yes, and Ashmeal Brun voted Yes, Rebecca Edmondson-Korom voted Yes} The Board grants this petition with a vote of 5-0, with the following conditions:

1. The project shall be constructed and operated in substantial conformity with the plans and application documents submitted to the Board.
2. Sprinklers shall be installed in all units.
3. The applicant shall pay all consulting costs incurred by any City board or department in connection with the project. Such fees shall be paid within 30 days of request, and no building permit shall be issued for the project if any such fees are outstanding.

A motion to approve minutes from December meeting was made by Mary Gerace and Jean Thermitus all in favor 5-0.

A motion to adjourn meeting is made by Jean Thermitus and seconded by Derek Shooster all in favor 5.0.

7:30 p.m.