



Board of Zoning Appeals

Rebecca Edmondson-K - Chairman
Ashmael Brun- Member
Jean Thermitus- Member
John Spaulding- Member
Derek Shooster- Member
Roberta Suppa - Administrative Assistant
Roberta.Suppa@ci.everett.ma.us

Zoning Board of Appeals Minutes

May 18, 2026

Location Keverian Room 6:00 p.m.

484 Broadway, Everett, MA 02149

Members Present: Jean Thermitus, Derek Shooster, and Ashmael Brun, and John Spaulding

EVERETT CITY CLERK'S OFFICE
REC'D 2026 MAY 27 AM 7:58

Minutes Taken by: Roberta Suppa, Clerk for ZBA

The rules for the meeting were explained by the Member Derek Shooster

Minutes of the Meeting:

A motion was made by Jean Thermitus to take old business off the table and seconded by Ashmael Brun the Board voted 4-0 all in favor.

Petition #2670 141 Garland Ave Hector Angel

The applicant requests modification of Condition 4 of the Zoning Board of Appeals' Decision, filed with the City Clerk on **May 02, 2024**, to eliminate the requirement for use of permeable paving materials in the parking area and to approve parking area with asphalt instead of pavers and as more specifically described in said decision referenced herein.

Attorney Rossi asked the board for this Petition to be continued until June 15, 2026. The board voted to continue this petition for June 15, 2026 all in favor 4-0.

Petition #2673 28-30 Church Street Shayane Rangel

The applicant seeks to convert the existing mixed-use building with Two (2) dwelling units built in approximately 1910 in a business district into a three (3) Family apartment building.

A favorable motion was made by Ashmael Brun and seconded by Jean Thurmitus the Board Voted {John Spaulding Yes, Derek Shooster voted Yes, Jean Thermitus voted Yes, and Ashmael Brun voted Yes} Grants this petition with a vote of 4-0 with the following conditions, provisions of Mass. General Laws Chapter 30A- Sections 18-25

on 5/27/2026 at 7:58 AM

Attest:

[Signature]
Assistant City Clerk



City of Everett



Board of
Zoning Appeals

1. The Project shall be constructed in substantial conformance with the plans and application materials submitted to the Board.
2. The building shall be compliant with all applicable Building Code and safety requirements, including installation of a fire suppression system.
3. No more than eight (8) residential parking permits may be issued for the subject property.

A motion to approve the minutes was made by Ashmael Burn and seconded by Jean Thermitus the Board voted 4-0 to approve the minutes.

A motion was made to by Ashmael Brun and seconded by Jean Thermitus adjourn meeting the Board voted all in favor 4-0

Adjourned 6:33p.m.

Tape on file



City of Everett