

Received: 5/27/83 LN

19 May 1983

Zoning Board Executive Meeting

7:00 pm

Members present: Robert Keefe, Gerard Lamoureux, Frank Menez, Helen Wersosky, David Bertrand, William Scrufitis, Peter Greenwood, Richard Selleck, and Patricia Folsom.

Motion was made by R. Keefe to correct the date in paragraph five of the April 1983 minutes to read 16 December 1982. S/F. Menez UA

Motion was made by G. Lamoureux that the April minutes be accepted with correction. S/H. Wersosky. UA

Motion was made by P. Greenwood to amend December 16, 1982 minutes case H82-28 to include #771 and 773 and M28 will read Map 28. S/G. Lamoureux. UA

All commercial property and apartments with five or more units are automatically subject to site review.

Scott Woodman, City Attorney, says that abutters name, map no. lot no. and address is not need on letter to the abutters.

A letter of resignation was received from Thomas Stevens. Motion was made by F. Menez to accept his resignation. S/H. Wersosky. UA

Meeting adjourned at 7:28 pm. P. Greenwood, S/F.Menez UA

19 May 1983

Zoning Board Meeting

7:35pm

Members voting: H. Wersosky, F. Menez, G. Lamoureux, R. Keefe, W. Scrufitis. No opposition was made to any of the members voting.

H83-12 Alfred W. Schwager, 18 Elliot Park, Assessor's Map 17, Lot 19, zoned R-12, petitions for a variance from Article 21:5.4 to be able to remove and old porch and reconstruct a patio. H. Wersosky asked is patio was in the same area and will it be the same size of old porch (Yes) No one spoke in favor for or in opposition. Let record show that variance was granted 5-0.

- H. Wersosky - granted
- J. Lamoureux - granted
- F. Menez - granted
- W. Scrufitis - granted
- R. Keefe - granted

H83-13 Curry & Pilotte, 14 Pierce Street, Assessor's Map 4, Lot 34, zoned RM-8, petitions for a variance from Article 21:4.8. Donald Hayes represented Curry & Pilotte. Client want to enlarge unit. He feels that this will be an improvement to the area. Questions asked: G. Lamoureux: Will there be an entrance and exit and will it be properly marked. (Yes). R. Keefe: Will there be a problem of the car in the end parking space backing out

on the Pierce St.? Will parking lot be marked one way? No problem. A one way sign will be posted. Will apts 5 & 6 remain? (Yes) H. Wersosky: Parking spaces available (9). Mr. Hayes stated that all snow removal will be taken care of by the client. No one spoke in favor of.

Mr. John Kemen, Twombly St., spoke in opposition. Mr. Kemen is concerned about the parking (congestion), drainage and the problem of cars exiting on Twombly St. in the winter. The small incline on street gets very slippery. G. Lamoureux: How icy is the incline (Very)

Rebuttal in favor: Mr. Hayes feels that the ice on Twombly St will be not problem. There will be plenty of parking space available and there will be no drainage problem.

Rebuttal in opposition: Mr. Kemen is concerned about parking, ice and drainage.

Let the record show that the variance was granted 4-1.

H. Wersosky - denied (spirit of intent of Zoning law)  
F. Menez - granted  
W. Scrufitis - granted  
J. Lamoureux - granted  
R. Keefe - granted

H83-14 James McNally, 4 Granite Street, Assessor's Map 25, Lot 47, zoned B-3, petitions for a Special Exception from Article 21:6.6. Mr. McNally wants to reopen an auto body service. He will be repairing the bldg. H. Wersosky: will the building be made bigger? (No-just improvements) Those speaking in favor of: Leonard Silver - 6 Granite St., and Gary Cockburn - 137 Portland Ave. No one spoke in opposition. Let records show that variance was granted 5-0.

H. Wersosky - granted  
F. Menez - granted  
W. Scrufitis - granted  
J. Lamoureux - granted  
R. Keefe - granted

H83-15 H. A. Neill Associates, Ltd., 771-773 Central Ave., Assessor's Map 28, Lots 5 & 6, petitions for a variance from Article 21:5.4. Thomas Welch, Attorney, Holland, Donovan, Beckett & Welch, represented Mr. Neill. With a site re-view being accomplished a decision to draw up a new plan was reached. The new plan includes an extra unit. The Original plan was for seven units and now Mr. Neil is asking for an eighth unit. With the new plan the original parking spaces of 43 will be increased to 48. G. Lamoureux: If board does not grant variance is seven units liveable (Yes). F. Menez: asked about additional office unit and set backs.

Set backs have been granted in case H82-28. A new variance is not needed.

D. Sellick: On a setback does the footage need to be known (Yes)

Sam Carlo spoke in favors. Mr. J. McCarthy, Central Ave., spoke on checking the dimension of the plan. G. Lamoureux asked Mr. McCarthy is he was opposed to the eighth unit (no).

Let records show that variance was granted 3-2.

H. Wersosky - denied (no hardship)  
F. Menez - granted  
W. Scrufitis - granted  
J. Lamoureux - denied (no hardship/economic monetary)  
R. Keefe - granted

H83-16 Daniel G. Gabriel, 601 Central Ave., Assessor's Map 27, Lot 150, zoned 0, petitions for a variance from Article 21:9.3. Mr. Gabriel want to construct a sign larger in size than is allowed in the 0 District. Mr. Gabriel will be doing improvements on the building on the corner of Ham and Central Avenue. The building will be being used for a real estate office. No one spoke in favor of or opposition to. Let the records show that the variance was granted 3-2.

H. Wersosky - denied (against spirit of intent-to large)  
F. Menez - granted  
W. Scrufitis - granted  
J. Lamoureux - denied (no hardship)  
R. Keefe - granted

Motion was made by G. Lamoureux to adjourn meeting 9:17 pm. S/ F. Menez. UA