

Scott Darling Absent, All other Members Present

Hearing commenced at 6:05 p.m.

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

Meeting Results

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, January 4, 2006**

DECISIONS 6:00 P.M. followed by New HEARINGS

The Board voted unanimously (6-0) with Scott Darling absent to elect Richard Daley as Chairman and Herbert Foster as Clerk.

85 Cross St: Applicant & Owner Wilfredo Canenguez, Agent, Richard DiGirolamo, Esq. sought a Special Permit with Site Plan Review to create two principle structures (SZO §7.2) and two variances (SZO §8.5.H) minimum side yard setback, (SZO §8.5.I) minimum rear yard setback to convert an existing rear garage to one dwelling unit. RB zone. *The Board voted on December 14, 2005 to continue the application to January 18, 2006.*

7 Garfield Ave: Applicants & Owners, Charles F. & Jean P. Roderick and Agent Adam Dash, Esq. seek a special permit for multiple dwellings (SZO §7.11.1.c) to add a dwelling unit to an existing four-family dwelling and a special permit for parking on a separate lot (§9.13.d). CBD/IA zones. *The Board voted with Herbert Foster recused and Marlene Smithers not present for all testimony, to allow the Applicant's request to continue the hearing to January 18, 2006. SF motion, SQ seconded vote taken (4-0) RD, SF, SQ and RR. Request to continue approved.*

22 McGrath Hgwy: The Applicant, Bob's Stores/TJX Companies & Owner, Charter Realty seeks a variance from maximum sign height requirements (S.Z.O. §12.4.1.b (1)) to install a sign more than twenty-five feet (25') above grade. BA zone. *The Board voted unanimously to approve the petition. HF made a motion to approve, SF seconded, vote taken (5-0) RD, HF, SF, SQ and RR. Petition approved with conditions.*

401 Highland Ave: The Applicant, Santokh Singh & Owner, Demi Samallas seek a special permit with site plan review (S.Z.O. §7.11.10.2.1.c) to establish a fast order food establishment with no drive-up service & a variance for failure to provide required parking (§9.5.10) to establish a Quizno's restaurant. CBD zone. *The Applicant requested to continue the application to January 18, 2006. HF motion to approve, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Continued to January 18, 2006.*

143 Cross St: The Applicant & Owner, Controlled Construction & Engineering Inc. seeks a special permit (SZO §7.11.1.c) to construct a two-family dwelling on a lot with an existing three-family dwelling. BB zone. *The Applicant requested the hearing be continued to February 8, 2006. HF motion to approve, seconded by SQ, vote taken (5-0) RD, HF, SF, SQ and RR. Continued to February 8, 2006.*

1305 Broadway: The Applicant, Thomas Serio & Owner Cosmo DiTucci, seek a special permit with design review (SZO §7.11.10.1.a) to establish a restaurant with seating for sixty-two (62) patrons, and a variance (SZO §5.5) for failure to comply with the parking requirements of Article 9 of the SZO. RC zone. *The Board voted on December 14, 2005 to continue the application to January 18, 2006.*

508 Somerville Ave: Applicant Luciano Rossetti & Owner, Benjamin J. Rossetti seek a special permit (SZO §4.5.3) to expand a non-conforming use to remove the existing building to rebuild a larger auto repair garage. BA zone. *The Applicant requested the hearing be continued to February 8, 2006. HF motion to approve, seconded by SQ, vote taken (5-0) RD, HF, SF, SQ and RR. Continued to February 8, 2006.*

24 Pinckney St: Applicant & Owner William Schofield seeks a special permit (SZO § 4.4.1) to alter the existing roofline and construct a deck on an existing three-family dwelling. RB zone. *The Board voted to approve the petition. HF motion to approve, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Petition approved with conditions.*