

AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, September 10, 2003

DECISIONS 6:00 P.M. followed by HEARINGS

299-303 Medford St. The Applicant, Just a Start Corporation, is requesting that the Board consider alterations to enclose the building's entrance stairway be considered an insubstantial change to the previously issued comprehensive permit under Chapter 40B #2002-60. *Case continued until September 17, 2003.*

60 Tufts St. The Applicant, Sanctuary Realty LLC, is requesting that the Board consider revisions to the original plans for the project (1998-29 and 1999-34) be considered minor and approved as presented. *Opened and continued until the next hearing on September 17, 2003. The Board requested that Alderman Roche be contacted regarding the changes sought by the Applicant.*

9-11 Aldersey St. The Owner, G&T Realty Associates & Applicant, Gerard Meehan, seek to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. RA zone. Applicant has requested a continuance until October 20, 2003. *Case continued until next hearing on September 17, 2003, no testimony heard.*

205 Broadway Applicant and Owner, Maurice Haddad seeks a special permit in order to raise and rebuild an existing billboard (SZO §4.4.1). Business A (BA) zoning district. *Request to continue until October 8, 2003 approved. HF motion, RD seconded, motion approved (4-0) PE, HF, RD, MS.*

70 Lowell St. Applicant & Owner, Fedele Muzzioli seeks a special permit with site plan review under §7.2 to construct a second principle structure, a 2 unit dwelling, RB zone. *Agent for the Applicant stated that he had yet to meet with Alderman Taylor, asked to continue the matter until October 22, 2003. HF motion, RD seconded, motion approved (4-0) PE, HF, RD, MS.*

62 Fellsway West Applicants: Brendunt Scott and Ross Scott, Owners: Brendunt Scott, Ross Scott, Khadija J. Scott. The Applicants seeks a special permit to enlarge a nonconforming structure (SZO §4.4.1) in order to legalize a 16'x 20' deck at the rear of an existing three-family dwelling. RB zone. *Continued until September 17, 2003.*

Board Member Mary Jeka arrived to hear the following cases:

140 Hudson St. Applicant and Owner: Michael Santangelo. The Applicant seeks a special permit to convert from one non-conforming use, a commercial garage, to another non-conforming use, a six-unit dwelling (SZO §4.5.1). RB zone. *Case continued until next hearing September 17, 2003.*

22 White St. Place Applicant & Owner B&B Real Estate/Dane Baird seeks a special permit to alter a nonconforming two family structure (SZO §4.4.1) in order to convert it to a 3 family. RB zone. *Case opened and continued until September 23, 2003.*

400 Highland Ave. Applicant & Owner 400 Highland Ave. LLC, d/b/a Sauce seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to alter the façade of a commercial property. CBD zone. *MJ motion to approve with conditions, RD seconded, motion carried (5-0) PE, MJ, HF, RD, MS.*

120 Pearson Rd. Applicants & Owners Lee Brody and Dawn Carney seek a special permit to alter a nonconforming structure (SZO §4.4.1) to add 2 shed dormers and a deck to an existing 2 family dwelling. RA. *Opened and continued to September 17, 2003.*

24 Dane St. Applicant & Owner JWF, Agent: Michael Shea/Ames Safety Envelope seek a special permit under SZO §7.11.3.e to convert an existing structure to six units of artists' housing. IA zone. *Opened and continued to September 17, 2003.*

343 Medford St Applicant, Wooden Kiwi Productions, Inc., Owner Malta Realty Trust, seek a special permit under SZO §7.11.12.6.1.b to change the use of the 2nd floor of an existing structure from a music studio into shop & storage space of a carpenter. BA zone. *Motion made by MJ to approve with conditions, seconded by RD, motion carried (5-0) PE, MJ, HF, RD, MS.*

230 Somerville Ave. Applicant & Owner TYR Two Realty Trust, seeks a special permit to alter a nonconforming structure to convert the 2nd floor of an existing commercial building to 3 dwelling units (SZO §4.4.1). BA zone. *Opened and continued to October 8, 2003.*

70 Union Square Applicant, Kenneth Kelly, Owner Select Development Corporation. The Applicant seeks a special permit (SZO 9.13.d.) for parking on a separate lot and a special permit for a shared parking arrangement (SZO 9.13.e.). CBD zone. *MJ motion to approve with conditions, RD seconded, motion carried (5-0) PE, MJ, HF, RD, MS.*

OTHER BUSINESS

Vote on adoption of the updated Special Permitting Authority Rules and Regulations approved. *MJ motion to adopt, RD seconded motion carried (5-0) PE, MJ, HF, RD, MS.*

ZBZ 9/10/03