

## AMENDED AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, September 17, 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 and the narrowing of a curb cut both be considered insubstantial changes to the previously issued comprehensive permit under Chapter 40B #2002-60. *Board voted that the changes requested were insubstantial and approved the petition, motion made by HF, seconded by RD (4-0) MJ, HF, RD, MS.*

**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. *Applicant was not present; the Board continued the matter until the next hearing and asked that the Applicant be contacted to appear before the Board on October 8, 2003.*

**520-534 Medford St.** The Applicant, SF Properties Inc., along with their Agent, Jerry Cohen, are requesting revisions to the conditions originally placed on this project when it was permitted in December of 2002 by the ZBA. The revisions sought relate to traffic studies. In addition, the Applicant is requesting the Board consider the proposed installation of one additional light pole at the site. The Applicant would like the Board to consider all of the requested revisions as a minor and approve the revisions as proposed. *The Board voted that the request for the installation of a light pole was a minor revision, motion made by MJ to approve, seconded by RD (5-0) PE, MJ, HF, RD, MS, motion carried. Motion made by MJ that the request to alter the conditions relating to a traffic study and traffic counts in conditions #2, #11, be considered a minor revision, motion seconded by RD and approved (5-0) PE, MJ, HF, RD. Motion made by RD to alter condition#2, (on page 11 of the ZBA decision dated November 26, 2003), to state that the Applicant will conduct two traffic counts, approximately one month prior to the opening of CVS and approximately four months after the CVS store has been opened, MJ seconded, motion carried (5-0) PE, MJ, HF, RD, MS. A motion made by RD to delete condition #11, (on page 9 of the ZBA decision dated November 26, 2003), which states that a traffic study must be conducted by the Applicant when the Lowell Street bridge re-opens, MJ seconded, motion carried (5-0) PE, MJ, 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. *Motion to approve by MJ, seconded by RD, motion approved (5-0) PE, MJ, HF, RD, MS.*

**8 Aldersey St.** Applicant: Paul Slavinsky, Owners: Paul Slavinsky and Peter Schilling. The Applicant seeks a special permit to enlarge a nonconforming structure (SZO §4.4.1) and a special permit to expand a nonconforming use (SZO §4.5.3) in order to construct a one and one-half story, approximately 900 s.f. addition at the rear of an existing three-family home. RB zone. *RD motion to approve with conditions, HF seconded, motion approved (4-0) PE, HF, RD, MS.*

**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 submitted a new request to extend the time extension until November 20, 2003. HF motion to approve, RD seconded, approved (4-0) 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. *MJ motion to approve the shed dormers with conditions and deny the garage roof deck, HF seconded, motion carried (5-0) PE, MJ, HF, RD, MS.*

**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. *Motion to approve with conditions MJ, RD seconded, motion carried (5-0) PE, MJ, HF, RD, MS.*

**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. *Motion to approve with conditions, RD seconded, motion approved (5-0) PE, MJ, HF, RD, MS.*

**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. *Motion to approve with conditions MJ, HF seconded, motion approved (5-0) PE, MJ, HF, RD, MS*

**88 Winslow Ave.** Applicant & Owner, Dedalus Wainwright. The Applicant, through his Agent Peter Tagiuri, is requesting revisions to the plans originally permitted in February 2002. RC zone. *Motion to approve made by MJ, seconded by RD, approved (5-0) PE, MJ, HF, RD, MS.*

**ZBA 9/17/03**