

TRANSCRIPT OF PUBLIC RECORD
ZONING BOARD OF APPEALS MEETING
October 25th, 2006

This Regular Meeting of the **Zoning Board of Appeals** was held in the Great Hall of Searles Building, City Hall, and was called to order at 7:15 P.M.

MEMBERS IN ATTENDANCE:

Mr. Matthew D'Agostino, Chairman
Mr. Jesse Ramirez, Board Clerk
Mr. Richard Lacroix, Member
Mr. Silvio P. Uliano, Sr., Member

MEMBERS ABSENT:

Ms. Laura Walta, Vice Chairman
Mr. Peter Giordano, Alternate

OTHERS IN ATTENDANCE:

Ms. Gwen Martone, Public Recorder

STATEMENT BY THE CHAIRMAN:

Matthew D'Agostino read a statement prior to the opening of this meeting advising appeal rights.

ROLL CALL:

Jesse Ramirez called the roll with four (4) members present at this time.

STATEMENT BY THE CHAIRMAN:

Chairman D'Agostino explained to the applicants that although there are only four (4) members present this evening, the rules for granting a favorable decision will not be changed. Four votes will still be required to render a favorable decision. At this time Chairman D'Agostino informed the petitioners that they had an option to wait for a full Board and that they could continue their petition to the December 20th, 2006 public hearing if they so choose.

ROLL CALL:

Jesse Ramirez called the roll with all petitioners agreeing to go forward this evening. Chairman D'Agostino informed the public that they had received a request that the following petition be withdrawn:

#2006-60 Steven Ragonese, 2 Indian Valley Road, Pelham, NH
Co-Applicant: Stop Quick Market, Sharif Shaikh, 12 Haverhill Street, Methuen, MA 01844
Special Permit required under Section V-D of the Comprehensive Zoning Ordinance of the City of Methuen to convert an auto parts store into a Stop Quick Market in a Neighborhood Business (BN) District at # 39 Haverhill Street.

ACCEPTANCE OF MINUTES: September 7th, 2006

The Chairman entertained a motion to approve the transcripts of meeting minutes.

MOTION: *Jesse Ramirez moved to approve transcript of recorded meeting minutes.
Richard Lacroix seconded this motion.*

VOTE: 4-0-0 UNANIMOUSLY APPROVED

CORRESPONDENCE:

Request For Reconsideration On A Denied Petition

#2006-49 ANAA Realty, LLC, 54 Hunt Road, Kingston, NH 03848

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to construct a two-family dwelling without the required area, frontage or minimum lot width and without the required side set backs in a Multi-Family B (MB) District at **AM 914, Block 105, Parcel 31 Court Street.**

The Petitioner appeared before the Board and explained that he is requesting to bring a repetitive petition before them with the substantial change being a one-family dwelling as opposed to a two-family dwelling.

ROLL CALL:

*Mr. Richard Lacroix – yes, for reconsideration
Mr. Jesse Ramirez – yes, for reconsideration
Mr. Silvio P. Uliano, Sr. – yes, for reconsideration
Mr. Matthew D'Agostino – yes, for reconsideration*

VOTE: 4-0-0 UNANIMOUSLY APPROVED

CONTINUED PETITIONS SEPTEMBER 27TH, 2006:

**#2006-61B Lindberg Avenue Rlty Tr, c/o Leon Asadorian, Tr., 40 Lowell Road, Salem, NH 03079
AND Co-Applicant:
F.W. Webb Company, c/o Robert A.Mucciarone, Treas., 60 Middlesex Turnpike, Bedford, MA**

Special Permit required under Sections V-D and VII-G; of the Comprehensive Zoning Ordinance of the City of Methuen for retail sales and for a standing sign over the allowable height of 40 feet in a Limited Industrial (IL) District AM 514, Block 146, Parcel 22, 22A, 27 Lindberg Avenue.

Attorney Vincent Manzi, 59 Jackson Street, Lawrence, MA 01840, appeared before the Board on this petition. According to Attorney Manzi there were two special permits that were continued from the previous month's public hearing. At this time he requested that they be allowed to withdraw, without prejudice, the special permit for the sign.

The Chairman entertained a motion to withdraw the special permit for the sign without prejudice:

MOTION: *Richard Lacroix moved to withdraw the special permit for the sign without prejudice.
Jesse Ramirez seconded this motion.*

VOTE: 4-0-0 UNANIMOUSLY APPROVED

At this time Attorney Manzi reviewed the request for the retail use portion of this petition. He stated that the plan shows a 5,000 square foot retail/showroom at one corner of the building. He further stated that there was some confusion as to hours of operation at the last meeting but that they had a definitive set of hours that will be 9:00 AM to 6:00 PM, Monday through Saturday, with no Sunday hours.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. Manzi returned to the podium.

ROLL CALL:

*Mr. Richard Lacroix – yes, per plan
Mr. Jesse Ramirez – yes, per plan
Mr. Silvio P. Uliano, Sr. – yes, per plan
Mr. Matthew D'Agostino – yes, per plan*

VOTE: 4-0-0 UNANIMOUSLY APPROVED

NEW BUSINESS:

#2006-62 Mitchell Abdo, 1 Weisner Parkway, Methuen, MA 01844

Waiver requested under Paragraph D of the Methuen Municipal Code, Section 9-89; Ordinance Regulating Fences; to erect a six foot, stockade fence in the front yard between the street and front and left side of the principal building that will also be too close to the front/side setback in a Residential D (RD) District at # 1 Weisner Parkway.

Mr. Abdo appeared before the Board on this petition. He explained that his house is located at the corner of Weisner Parkway and East Street, Route 110 and that he would like to replace the chain link fence with a 6 ft. stockade along the rear, East Street side portion of the fence. He further indicated that a representative from the Police Department had viewed the plan and had signed off on any safe issues.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. Abdo returned to the podium.

ROLL CALL:

*Mr. Richard Lacroix – yes, per plan
Mr. Jesse Ramirez – yes, per plan
Mr. Silvio P. Uliano, Sr. – yes, per plan
Mr. Matthew D'Agostino – yes, per plan*

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-63 Mitchell D. Keamy, Trs., Keamy Family Trust, 156 Howe Street, Methuen, MA 01844
AND Co-Applicant:
Karen Ann Nelson, 144 Howe Street, Methuen, MA 01844

Variance requested under Section VI-D of the City of Methuen Zoning Ordinance to move a lot line between two properties that will leave both parcels without the required area in a Residential A (RA) District at # 144 & 156 Howe Street.

Mitchell Keamy, Jr., Karen Nelson and Lee Boudreau appeared before the Board on this petition. According to Mr. Keamy his father had owned both homes that were built in the mid 50's. Most recently 144 Howe Street was sold to Ms. Nelson and when the new plot plans were drawn the shed was actually found to be on two lots. However this has never been a problem previously because his grandmother lived at that location. At this time he explained that they have relocated the property line to allow the shed to be on one lot. He further explained that the land swap involved the same square footage and that the current area of each lot would remain intact.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. Keamy returned to the podium.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan
Mr. Jesse Ramirez – yes, per plan
Mr. Silvio P. Uliano, Sr. – yes, per plan
Mr. Matthew D'Agostino – yes, per plan

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-64 Roger & Madeline Peretti, 144 Jackson Street, Methuen, MA 01844
Co-Applicant: Mellissa Peretti, 28 Lund Drive, Hudson, NH 03051

Special Permit required under Section V-D of the City of Methuen Zoning Ordinance for an accessory use apartment in a Residential D (RD) District at # 144 Jackson Street.

Mr. Peretti appeared before the Board on this petition. He explained that the apartment will be located in the basement and will be for his daughter to live and care for his mother. Chairman D'Agostino questioned if the only change that would be made to the property was an additional parking space to which Mr. Peretti responded, "yes". Additionally he questioned the access to the apartment. Mr. Peretti explained that there is an existing back door into the basement and that interior access will be through the front door.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. Peretti returned to the podium.

At this time Chairman D'Agostino explained the conditions that went along with granting of an accessory apartment:

The proposed accessory apartment is to be utilized by Mellissa Peretti, the Petitioner's granddaughter. The existing dwelling is to remain a single-family dwelling. If Mellissa Peretti is no longer occupying the accessory apartment, the accessory apartment will be removed; the Petitioner will notify Inspectional Services by post card on a yearly basis that Mellissa Peretti is still occupying the accessory apartment. Inspectional Services has the right to inspect the accessory apartment on a yearly basis; that the accessory apartment is not to be utilized for rental purposes; and if Mellissa Peretti is no longer utilizing the accessory apartment, the Petitioner will not place another occupant in the accessory apartment without requesting permission from the Methuen Board of Appeals.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan with conditions
Mr. Jesse Ramirez – yes, per plan with conditions
Mr. Silvio P. Uliano, Sr. – yes, per plan with conditions
Mr. Matthew D'Agostino – yes, per plan with conditions

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-65 David A. Spaulding, 31 Coachman Lane, Methuen, MA 01844
Co-Applicants: Christine & Alan Spaulding, 31 Coachman Lane, Methuen, MA 02844

Special Permit required under Section V-D of the City of Methuen Zoning Ordinance for an accessory use apartment in a Residential B (RB) District at # 31 Coachman Lane.

Mr. Spaulding appeared before the Board on this petition. According to the petitioner, both he and his parents recently relocated to this area and he is requesting an accessory apartment to be located in the basement. Chairman D'Agostino questioned access. Mr. Spaulding indicated that there is an existing back entrance and that there is also an interior stairway leading to the basement.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. Spaulding returned to the podium.

At this time Chairman D'Agostino explained the conditions that went along with granting of an accessory apartment:

The proposed accessory apartment is to be utilized by Christine & Alan Spaulding, the Petitioner's parents. The existing dwelling is to remain a single-family dwelling. If Christine & Alan Spaulding is no longer occupying the accessory apartment, the accessory apartment will be removed; the Petitioner will notify Inspectional Services by post card on a yearly basis that Christine & Alan Spaulding is still occupying the accessory apartment. Inspectional Services has the right to inspect the accessory apartment on a yearly basis; that the accessory apartment is not to be utilized for rental purposes; and if Christine & Alan Spaulding is no longer utilizing the accessory apartment, the Petitioner will not place another occupant in the accessory apartment without requesting permission from the Methuen Board of Appeals.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan with conditions
Mr. Jesse Ramirez – yes, per plan with conditions
Mr. Silvio P. Uliano, Sr. – yes, per plan with conditions
Mr. Matthew D’Agostino – yes, per plan with conditions

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-66 Demetrios & Francesca Klarakis, 15 Cox Lanes, Methuen, MA 01844
Co-Applicants: Angelo & Maria DiFruscia, 15 Cox Lane, Methuen, MA 01844

Special Permit required under Section V-D of the City of Methuen Zoning Ordinance for an accessory use apartment in a Residential B (RB) District at # 15 Cox Lane.

Mr. Klarakis appeared before the Board on this petition and indicated that he would like to construct an addition for an accessory apartment for his in-laws.

At this time Chairman D’Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D’Agostino closed public participation and Mr. Klarakis returned to the podium.

At this time Chairman D’Agostino explained the conditions that went along with granting of an accessory apartment:

The proposed accessory apartment is to be utilized by Angelo & Monica DiFruscia, the Petitioner’s in-laws. The existing dwelling is to remain a single-family dwelling. If Angelo & Monica DiFruscia is no longer occupying the accessory apartment, the accessory apartment will be removed; the Petitioner will notify Inspectional Services by post card on a yearly basis that Angelo & Monica DiFruscia is still occupying the accessory apartment. Inspectional Services has the right to inspect the accessory apartment on a yearly basis; that the accessory apartment is not to be utilized for rental purposes; and if Angelo & Monica DiFruscia is no longer utilizing the accessory apartment, the Petitioner will not place another occupant in the accessory apartment without requesting permission from the Methuen Board of Appeals.

Richard Lacroix questioned where the apartment would be located as well as access. Mr. Klarakis indicated that the apartment will be over the garage and that access would be from the front door of the house.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan with conditions
Mr. Jesse Ramirez – yes, per plan with conditions
Mr. Silvio P. Uliano, Sr. – yes, per plan with conditions
Mr. Matthew D’Agostino – yes, per plan with conditions

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-67 **Gregory J. & Barbara V. L'Heureux, 11 Quail Run Drive, Methuen, MA 01844**

Variance requested under Section VI-B, Paragraph 13; of the City of Methuen Zoning Ordinance to construct an open deck that will be too close to a wetlands area in a Residential B (RB) District at # 11 Quail Run Drive.

The petitioners appeared before the Board on this petition. According to Mr. L'Heureux, they are proposing to replace an existing deck with a somewhat larger one but that they fall within the 50ft. wetland setback.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. L'Heureux returned to the podium.

Jesse Ramirez read a letter dated 10/24/2006, from Joseph T. Giarrusso, Jr., Conservation Officer into the record of the hearing. A copy of this document can be found attached to the rear of these minutes on file in the office of the City Clerk, 41 Pleasant Street, Methuen, MA 01844.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan
Mr. Jesse Ramirez – yes, per plan
Mr. Silvio P. Uliano, Sr. – yes, per plan
Mr. Matthew D'Agostino – yes, per plan

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-68 **Roland & Nanette Yelle, 14 Olympic Village Drive, Methuen, MA 01844**

Variance requested under Section VI-D of the City of Methuen Zoning Ordinance to construct a two-stall garage that will be too close to the side setback in a Residential A (RA) District at # 14 Olympic Village Drive.

Mr. Yelle appeared before the Board on this petition. Mr. Yelle indicated that they are requesting to construct a two-stall garage that was too close to the side lot line. He further indicated that the neighbor was not in opposition and that he submitted a letter expressing this.

At this time Jesse Ramirez read a letter in favor of this petition from Mark & Judy Camasso into the record. A copy of this document in it's entirety can be found attached to the rear of these minutes on file in the office of the City Clerk, 41 Pleasant Street, Methuen, MA 01844

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. L'Heureux returned to the podium.

Chairman D'Agostino questioned if they were revamping the driveway. Mr. Yelle indicated that they would rebuild the driveway to try and eliminate an icing problem that presently exists.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan
Mr. Jesse Ramirez – yes, per plan
Mr. Silvio P. Uliano, Sr. – yes, per plan
Mr. Matthew D’Agostino – yes, per plan

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-69 Eladio Javier, 43 Spruce Street, Methuen, MA 01844

Variance requested under Section VI-D of the City of Methuen Zoning Ordinance to sub-divide a parcel of land into two (2) lots leaving both lots without the required area and frontage; and to clarify front, side and rear setbacks on the existing two-family dwelling in a Residential G (RG) District at # 43 Spruce Street.

Mr. Frank Giles, 73 Fern Street, Lawrence, MA, appeared before the Board on this petition. According to Mr. Giles the petitioner lives at this address in a two-family dwelling with his family. He describes the lot as having an area of 12,800 sq. ft. and 160 feet of frontage. He further indicated that the whole right hand side of the property is opened with an existing large curb cut. He stated that in the past there was a very large multi-stall garage that was taken down. In keeping with the neighborhood they are attempting to sub-divide the land and construct a new duplex for him and his family. The point of this is to provide housing for his family.

Although not a strict interpretation of a hardship, he explained that the petitioner faces an opened vacant lot very close to Lawrence. As a result he often finds himself policing the lot because of people dumping garbage and abandoned cars at that location. It is their belief that what they are proposing is less detrimental to the neighborhood than what is currently there and that his intent is to improve the property as well as the area.

Chairman D’Agostino questioned what was going to happen with all the broken cement. Mr. Giles explained that during the previous year the petitioner has cut down many trees and has begun to remove the rubble left there from the garages. He further indicated that all the debris would eventually be removed. He further explained that with the existing curb cuts the lot would be conducive to a structure with front load garages under and with a few small retaining walls in front the property can maintain it’s elevation.

At this time Chairman D’Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D’Agostino closed public participation and Mr. Giles returned to the podium.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan
Mr. Jesse Ramirez – yes, per plan
Mr. Silvio P. Uliano, Sr. – yes, per plan
Mr. Matthew D’Agostino – yes, per plan

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-70

Shirley Ripley & Beverly Jones, 40 Myrtle Street, Methuen, MA 01844

Variance requested under Section VI-D of the City of Methuen Zoning Ordinance to sub-divide a parcel of land into three (3) lots leaving Lot 2 without the required frontage in a Agricultural / Conservation (AG/CON) District at # 40 Myrtle Street.

Ms. Ripley appeared before the Board on this petition. She indicated that Lots 1 and 3 require no variances but that Lot 2 requires a variance for frontage. She indicated that at looking at the property they asked the engineer to try to make the 3 lots as equal as possible because they have 3 family members that are interested in the lots; that they are trying to accommodate 2 sons and a nephew. Additionally she indicated that they looked at the topography and the wetlands and requested that the engineer create a plan that was respectful of this.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Ms. Ripley returned to the podium.

Jesse Ramirez read a letter dated 10/24/2006, from Joseph T. Giarrusso, Jr., Conservation Officer into the record of the hearing. A copy of this document can be found attached to the rear of these minutes on file in the office of the City Clerk, 41 Pleasant Street, Methuen, MA 01844.

Richard Lacroix had concerns with the width of the driveway of the rear property and questioned if they had any discussion with the fire department about a turn around and or sprinklers. Ms. Ripley indicated that her husband was a Deputy Fire Chief and deemed the access adequate for emergency response vehicles. Additionally she indicated that the plan was designed as shown to provide maximum privacy as well as concerns for aesthetics

MOTION: *Chairman D'Agostino made a motion that the dwelling on Lot 2 is to have a residential fire suppression system (sprinklers) installed and a granite address marker is to be located at the end of the driveway on Myrtle Street.*

Jesse Ramirez seconded this motion.

VOTE: 4-0-0 UNANIMOUSLY APPROVED

ROLL CALL:

Mr. Richard Lacroix – yes, per plan with condition

Mr. Jesse Ramirez – yes, per plan with condition

Mr. Silvio P. Uliano, Sr. – yes, per plan with condition

Mr. Matthew D'Agostino – yes, per plan with condition

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-71

Rosario Russo, 102 Taft Avenue Ext., Methuen, MA 01844

Variance requested under Section VI-D of the City of Methuen Zoning Ordinance to sub-divide a parcel of land into three (3) lots; leaving Lot 5 without the required area and frontage; and the existing dwelling on Lot 4 without the required rear setback in a Residential D (RD) District at # 33 Erie Road.

Attorney Anthony Copani, 265 Broadway, Methuen, MA 01844, appeared before the Board on this petition. According to Attorney Copani the petitioner is basically seeking a variance to clarify a rear lot set back. He states that this is not really a sub-division but that the plan contains two, Form-A lots with one small lot that will remain non-buildable. The Lots in front, Lots 3 and 4 conform with zoning in all aspects. The garage and shed in the rear is to be , but the existing dwelling is a pre-existing non-conforming use that is located too close to a rear lot line. Additionally Attorney Copani indicated that this is Land Court land and that they have already received permission from the Court to divide the parcel.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. Copani returned to the podium.

Jesse Ramirez read a letter dated 10/24/2006, from Joseph T. Giarrusso, Jr., Conservation Officer into the record of the hearing. A copy of this document can be found attached to the rear of these minutes on file in the office of the City Clerk, 41 Pleasant Street, Methuen, MA 01844.

Mr. Ramirez questioned who had access to the non-buildable lot. Attorney Copani indicated that Mr. Russo would retain the lot and at some later date it could be sold to any one of the abutters looking to increase the area of their lot.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan
Mr. Jesse Ramirez – yes, per plan
Mr. Silvio P. Uliano, Sr. – yes, per plan
Mr. Matthew D'Agostino – yes, per plan

VOTE: 4-0-0 UNANIMOUSLY APPROVED

#2006-72 John G. Enos, 64 Swan Avenue, Methuen, MA 01844
AND Co-Applicant:
John P. Enos, 82 Riverdale Street, Methuen, MA 01844

Variance requested under Section VI-D of the City of Methuen Zoning Ordinance to sub-divide a parcel of land into two (2) lots leaving both lots without the required area and frontage; and to clarify front, side and rear setbacks on the existing dwelling and shed in a Residential D (RD) District at # 64 Swan Avenue.

Mr. John P. Enos appeared before the Board on this petition. He indicated that his family has owned this property for about 50 years and that they would like to split it right down the middle with 75 ft. of frontage on each lot. He further indicated that they would like to build a single family home on the newly created building lot. Chairman D'Agostino questioned if they would be selling the dwelling. Mr. Enos indicated that he would live in the proposed dwelling and that his parents live in the existing dwelling.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. Copani returned to the podium.

Chairman D'Agostino questioned if there were any plans to improve the grading in the rear of the property. Mr. Enos indicated that he was thinking of putting a retaining wall back there.

MOTION: *Chairman D'Agostino made a motion that a retaining wall is to be constructed at the rear of both properties.*

Jesse Ramirez seconded this motion.

VOTE: 4-0-0 UNANIMOUSLY APPROVED

ROLL CALL:

Mr. Richard Lacroix – yes, per plan with condition

Mr. Jesse Ramirez – yes, per plan with condition

Mr. Silvio P. Uliano, Sr. – yes, per plan with condition

Mr. Matthew D'Agostino – yes, per plan with condition

VOTE: 4-0-0 UNANIMOUSLY APPROVED

**#2006-73 Elizabeth Dorman & Rebecca Dorman, 111 Piedmont Street, Methuen, MA 01844
AND Co-Applicant:
Saraceno Construction LLC, Steven Saraceno, P.O. Box 878, North Andover, MA 01845**

Variance requested under Section VI-D of the City of Methuen Zoning Ordinance to raze the existing dwelling and sub-divide a parcel of land into two (2) lots leaving Lot 1 without the required frontage and Lot 2 without the required area in a Residential D (RD) District at # 111 Piedmont Street.

Mr. Steven Saraceno and Rebecca Dorman appeared before the Board on this petition. According to Mr. Saraceno the lot is located on the northeast corner of Causeway and Piedmont Streets, contains 19,415 sq. ft. with an existing two-story, single-family dwelling. He indicated that the Dorman's have owned and lived on the property since 1957. They are in a position where they would like to sub-divide the parcel and construct two, new dwellings. One in which they can retire in and Rebecca can continue taking care of her mother, Elizabeth. The second parcel they hope to be able to sell to generate the income to build their new home.

Mr. Saraceno indicated that the existing lot itself currently has non-conformities. It has 72 ft. of frontage on Causeway, although the address is Piedmont Street, as well as a side set back of 11.7 ft. Essentially they will be creating two lots. One lot will still have only the 72 ft. of frontage, but it will meet the 10,000 sq. ft. requirement and will also meet all other dimensional requirements. The second lot is going to be accessed off of Ormonde Road and will meet all dimensional requirements except for area which will be short 585 sq. ft. The existing dwelling on this lot will be razed and the new home will now meet all setback requirements.

At this time Mr. Saraceno presented a copy of the Assessor's map of the area showing how the new lots would conform to the area, would not be out place or detrimental to the area and would in fact be an asset and fit into the aesthetics of the neighborhood.

At this time Chairman D'Agostino opened public participation with no one speaking in favor or opposition to this petition. Having no further discussion, Chairman D'Agostino closed public participation and Mr. Saraceno returned to the podium.

Jesse Ramirez questioned where the entrance to each home would be located. Mr. Saraceneo indicated that access to Lot 137-2 would be off of Ormonde Road while access to Lot 137-1 will be a driveway off of Causeway. Chairman D'Agostino questioned the style of homes to be constructed. Mr. Saraceno stated that they would be similar to the homes already in the area, and that given the topography, will likely be split colonials.

ROLL CALL:

*Mr. Richard Lacroix – yes, per plan
Mr. Jesse Ramirez – yes, per plan
Mr. Silvio P. Uliano, Sr. – yes, per plan
Mr. Matthew D'Agostino – yes, per plan*

VOTE: 4-0-0 UNANIMOUSLY APPROVED

BOARD BUSINESS:

At this time Chairman D'Agostino entertained a motion to approve the request for an insubstantial change from Alcro Development, LLC to change the footprint of Unit 52 to be constructed at Stone Castle.

MOTION: *Richard Lacroix moved to approve the change in the style of house from a Wentworth type unit to a Kent type unit to be constructed and know as Unit 52.*

Jesse Ramirez seconded this motion.

VOTE: 4-0-0 UNANIMOUSLY APPROVED

ADJOURNMENT:

Chairman D'Agostino entertained a motion to adjourn the meeting

MOTION: *Jesse Ramirez moved to approve a 9:25 PM adjournment.
Richard Lacroix seconded this motion.*

VOTE: 4-0-0 UNANIMOUSLY APPROVED

Respectfully submitted,

Gwen Martone, Public Recorder
Methuen, MA 01844