



**ZONING BOARD  
OF APPEALS  
LAWRENCE  
MASSACHUSETTS**

**Administrative  
Assistant**

Jorge O. Martinez

**Vice Chairman**

Richard Rivera

**Voting Members**

Frank Campos

Beatrice Taveras

Will Mazola

**Chairman**

**ZONING BOARD OF APPEALS**

March 26th, 2020

Minutes to the Meeting/Hearing

***Due to the COVID-19 Outbreak and the policy changes made by Governor Baker and Mayor Rivera, this meeting of the Zoning Board of Appeals was done remotely.***

Roll Call:

Richard Rivera, Vice Chairman-Present  
Will Mazola-Present  
Beatrice Taveras-Present  
Roberto Fernandez-Present  
Frank Campos-Absent

Also Present-

Daniel McCarthy, Land Use Planner  
Michael Armano, Acting Inspectional Services Director  
David Palumbo, Acting Building Commissioner  
Jorge Martinez, Minute Taker

***Upon a motion made by Ms. Taveras and seconded by Mr. Mazola, the board unanimously decided to open the public meeting.***

#### OLD BUSINESS

##### ***56 Smith Street Luisa Polanco***

The applicants nor their authorized representative were not present to address the board, although it was indicated to members of the city staff that they wish to continue until the next “in-person” meeting.

It was indicated that several members of the public had stated that there is still work that is being done to the home. It was stated that the owners of the home are installing utilities in the interior of the building. Both Mr. McCarthy and Mr. Armano stated that no more additions will be added to the building. They also stated that any further additions or alterations to the property would be foolish on the applicants part. Mr. Armano then stated that his department is satisfied with the stand-still.

Heather Abreu of 45 Middlebury Street then stated to the board that she and some other neighbors in the area have seen workers digging into the ground in the front yard. Mr. Rivera then stated that the board has already cited the owners for deviating from the plans that the board had initially passed.

Mr. McCarthy then stated that the position of the city remains the same from when the board last met. He added that the city does not approve and the members of the board most likely feel the same way.

***Upon a motion made by Mr. Mazola and seconded by Mr. Fernandez, the board unanimously decided to continue the matter until the next meeting.***

#### NEW BUSINESS

##### ***14 Atkinson Court***

***Bride-Grimes Inc, Ken Kolifrath***

Present to address the board were Frank Giles and Ken Kolifrath Jr and Ken Kolifrath, Sr.

Mr. Giles stated that the Kolifrath's are owners of a very successful plumbing company. He stated that the Kolifrath's plan on building one three-family building and one two-family building. Mr. Giles wanted to clarify that he made a mistake on the application that he submitted to the board. He stated explicitly that the project would not be a subdivision.

Mr. Giles then stated that the Lawrence Fire Department (LFD) would have access to the homes with most of their equipment with the exception of some of their bigger trucks.

Mr. Giles then stated that the homes would have garages under and would be constructed to look like townhouses. He then added that there would be dumpsters as well as plenty of lighting in the area.

Mr. McCarthy then stated that city officials had reviewed the plans earlier and that many of the aspects of the project are still unclear and there are questions that still need to be answered. He recommended that the applicant continue the matter until the next meeting.

***Upon a motion made by Ms. Taveras and seconded by Mr. Fernandez, the board unanimously decided to continue the matter until the next meeting.***

Mr. McCarthy and Mr. Martinez mentioned to all of the residents who live in the neighborhood that they can contact them at anytime with any questions or concerns about the project.

***18-20 Acton Street  
Kenneth Daher, Daher Group***

Frank Giles, Kenneth Daher and Mary Daher were present to address the members of the board.

Mr. Giles stated that 18-20 Acton Street is located near Broadway. He added that it is a residential neighborhood with some commercial areas around it as well. He stated that he and his colleagues are in search of a variance in order to construct two three-family homes. He added that parking is an issue, but there will be plenty of parking in the rear of the buildings. He then added that the homes will be constructed in a box shape due to the fact that the shape will yield more square-footage.

Mr. McCarthy then stated that the lot is located on the corner of Broadway and West Street. He then stated that the applicant would be allowed to have five units on the land, but that it would be better if the applicants have two buildings that look identical to each other. He added that the city is satisfied with the project, but there needs to be sufficient landscaping on the lot and two separate driveways would be better than the proposed one driveway which would be shared. He concluded by stating that the project would have to go before the Lawrence Planning Board (LPB) as well.

With no further discussion,

*The board voted and the results are as follows:*

*Richard Rivera, Vice Chair-Yes*  
*Beatrice Taveras-Yes*  
*Will Mazola-Yes*  
*Roberto Fernandez-Yes*

*The applicants petition was unanimously granted.*

*61 Genessee Street and 17 James Street*  
*Leo Lamontagne (Loraine Geravis, Edna McGovern)*

Present to address the board was Frank Giles.

Mr. Giles stated that he was before the board in order to secure a variance to construct two single-family homes. He then stated that the property is owned by a family that had lived there for years and the property had been left to the siblings. He then added that the elderly family members also live there and each lot will be divided into its own separate lot. He then stated that the plans had been reviewed and the homes will be 1 1/2-2 stories high and each lot will be 10,000 square feet.

Mr. McCarthy stated that there is a hardship with the land due to the placement of one of the existing homes on the lot. He stated that the existing building being centrally located makes development in the area very difficult. He added that he would like to see the final designs of the homes, but the city approves of the proposal as long as there is a condition that the applicant will submit architectural and landscape plans.

With no further discussion,

*The board voted and the results are as follows:*

*Richard Rivera, Vice Chair-Yes with the conditions*  
*Beatrice Taveras-Yes with the conditions*  
*Will Mazola-Yes with the conditions*  
*Roberto Fernandez-Yes with the conditions*

*The applicants petition was unanimously granted.*

*390 South Union Street*  
*Lawrence E-Market Inc.*

Present to address the members of the board was Arthur Broadhurst, the attorney on the project.

He stated that he was before the members of the board in order to secure a variance that would allow the owners of the Lawrence E-Market to sell alcohol out of their establishment.

Mr. Martinez then stated that he has gotten many emails and phone calls from concerned citizens that have stated that they do not approve of the proposal.

Mr. Broadhurst then stated that the store will not primarily be a market that sells liquor, but rather a grocery store where someone can pick up alcohol when they go and shop for food. He then stated that they have been before the Licensing Board and that they also disapprove of the project.

Mr. McCarthy then stated that the city does not approve of the project. He then stated that it appears that the project does not have much support amongst many of the residents of the area. He then added that the area already has two liquor stores. He also stated that the store is a “hangout” in the area. He then added that the area has no parking and the store itself is very small. He summed up by stating that there is no hardship when it comes to the proposal and that the need for liquor is easily satisfied by other establishments nearby.

Mr. Broadhurst, sensing that the board would most likely deny the petition, humbly requested that the board withdraw the petition without prejudice.

***Upon a motion made by Mr. Mazola and seconded by Mr. Fernandez, the board unanimously decided to withdraw the applicants petition without prejudice.***

***Upon a motion made by Mr. Mazola and seconded by Mr. Fernandez, the board unanimously decided to approve the previous month’s set of meeting minutes.***

***Upon a motion made by Mr. Mazola and seconded by Ms. Taveras, the board unanimously decided to adjourn the public meeting.***