

July 20, 2021



CITY OF PEABODY
2021 JUL 15 AM 11:55
CITY CLERK

**City of Peabody
Zoning Board of Appeals**

City Hall • 24 Lowell Street • Peabody, Massachusetts 01960 • Tel. 978-538-5792

JULY 26, 2021, ZBA AGENDA
LEGAL NOTICE

**NOTICE IS HEREBY GIVEN THAT THERE WILL BE A SPECIAL MEETING OF THE
ZONING BOARD OF APPEALS ON
MONDAY, JULY 26, 2021, AT 7:00 PM
AT THE WIGGIN AUDITORIUM, CITY HALL, 24 LOWELL STREET, PEABODY, MA**

SPECIAL MEETING

1. Continued application of 40 Oak Street Development, LLC, for a Chapter 40B Comprehensive Permit Application as it applies to the premise known as 40 Oak Street, Peabody, MA, Map 095, Lot 089X. Petitioner seeks to construct 80 rental units. The property is located in an R4 Zoning District.

CORRESPONDENCE

BUSINESS MEETING

Acceptance of Meeting Minutes

REPORTS

NEXT REGULAR MEETING SEPTEMBER 20, 2021,

Carla D. McGrath, Clerk
Posted:



JULY 26, 2021 SPECIAL ZBA MEETING MINUTES

A meeting of the Peabody Zoning Board of Appeals was held on Monday, July 26, 2021 at 7:00 p.m. at Peabody City Hall, 24 Lowell St.,

MEMBERS PRESENT	MEMBERS ABSENT
Frances Bisazza-Gallugi, Chairperson	
Stephen Zolotas, Vice-Chairperson	
Julie Picardi	
Dan Sencabaugh	
Barry Osborne	
	Keith Slattery

Also in attendance...

SPECIAL MEETING:

1. Continued application of 40 Oak Street Development, LLC, for a Chapter 40B Comprehensive Permit Application as it applies to the premise known as 40 Oak Street, Peabody, MA, Map 095, Lot 089X. Petitioner seeks to construct 80 rental units. The property is located in an R4 Zoning District.

Fran Gallugi: The Zoning Board of Appeals of the City of Peabody meets this evening in accordance with Massachusetts General Laws Chapter 40a and 40b. Tonight the public hearing is closed. The purpose of the hearing this evening as it pertains to 40 Oak Street is for the Board to vote on a decision. Before we go any further I just want to know if any of my board members have anything that they would like to say at this time? Okay. This is a voluminous record. This permit proceeding has taken well over a year. The record is detailed and there has been a significant amount of material submitted to the board. There have been many concerns raised with the board including important concerns voiced with by the Chiefs of both the fire and police departments including the former Chief of the fire department Chief Pasdon as well as detailed concerns from the Mayor from abutters from neighbors and city residents and from many members of the City of Peabody and its various departments. The major concern is the extensive flooding that occurs at the site and the impact that this project will have for emergency vehicle access and the impact on traffic and adding to the existing congestion plus and the negative impacts that this proposed project will have on the community overall.

(Ms. Gallugi read the specifics into the record)

(Decision is made part of these minutes)

Fran Gallugi: Because of all the reasons I have just stated I am opposed to this project. I would like to call on the board right now for a motion to accept the denial the denial of this project.

Stephen Zolotas: Motion to approve the board's decision to deny the applicant's proposal to construct seventy-two (72) apartment units in one structure with parking below and eight (8) townhomes with driveways, roadways, and associated infrastructure on a roughly 1.6 acre parcel (the "locus" and "project site") in the R4 Ward 1 zoning district in the City of Peabody also known as 40 Oak Street.

Dan Sencabaugh: Second the motion

Fran Gallugi: Roll call vote please

Dan Sencabaugh: yes approved to deny

Julie Picardi: yes approved to deny

Barry Osborne: yes approved the deny

Stephen Zolotas: yes approved to deny

Fran Gallugi: yes approved to deny. Right now that is the end of this the 40b application. 40 Oak St. has been denied.

Motion to approve the denial unanimously passes by roll call vote (5,0)

Stephen Zolotas: Motion to accept the minutes of July 19, 2021

Dan Sencabaugh: Second

Fran Gallugi: All in Favor. Any opposed (5,0) minutes accepted

Stephen Zolotas: Motion to adjourn

Dan Sencabaugh: Second

Fran Gallugi: All in Favor. Any opposed (5,0)

Next Meeting September 20, 2021

Meeting Adjourned

CITY OF PEABODY
ZONING BOARD OF APPEALS

Decision on Application for Comprehensive Permit

Applicant: 40 Oak Street Development, LLC

ZBA File No. _____

I. BACKGROUND

On or about May 22, 2019, 40 Oak Street Development, LLC (the "Applicant"), applied for a comprehensive permit, pursuant to G.L. c. 40B, §§ 20-23, to construct seventy-two (72) apartment units in one structure with parking below and eight (8) townhomes with driveways, roadways, and associated infrastructure on a roughly 1.6 acre parcel (the "locus" and "project site") in the R4 Ward 1 zoning district in the City of Peabody. The public hearing in this matter opened on August 5, 2019 and closed on June 21, 2021.

The above noted application was submitted in reliance upon a project eligibility letter issued by the Department of Housing and Community Development ("DHCD"), dated March 21, 2017 and is entitled "The Residences at O Shea Field, Peabody" (hereinafter "the Project"). The Applicant is the owner of the locus as evidenced by the Purchase and Sale Agreement (the "P&S"), dated June 25, 2016, included with the application. The Applicant has represented in its application that it is a limited dividend organization with an address at P.O Box 129, Medfield, MA 02052.

II. THE RECORD AND EVIDENCE ASSEMBLED BEFORE THE BOARD OF APPEALS

The materials identified in Appendix A are those that have been submitted during the public hearing sessions in this matter. These materials are incorporated herein as if attached hereto.

III. SUMMARY OF DECISION

The Decision _____ the Applicant's request to construct seventy-two (72) apartment units in one structure with parking below and eight (8) townhomes with driveways, roadways, and associated infrastructure on a roughly 1.6 acre parcel (the "locus" and "project site") in the R4 Ward 1 zoning district in the City of Peabody.

IV. STATEMENT OF RELEVANT MATERIAL FACTS AND FINDINGS

After careful consideration of the record before it, the Board members' knowledge and familiarity with the locus and the surrounding neighborhoods and the impacts that the proposed Project is expected to generate, the Board has determined that the measurable adverse and negative impacts that will result from the proposed Project outweigh any measurable benefits that it will have, and accordingly, denies the application for a comprehensive permit for proposed Project submitted by the Applicant.

In reaching the conclusion to deny the proposed Project, the Board makes the following findings of fact:

1. In December of 2016, Steven E. Pasdon, the Chief of the Peabody Fire Department, who had in excess of thirty-five (35) years of experience with the City of Peabody, reviewed the proposed Project from both a fire safety perspective and an emergency management standpoint, and he likewise voiced concerns with the water pressure and fire department apparatus access in the case of an emergency. Among his concerns were the fact that the Fire Department will not have three hundred sixty degree clearance around the building in an already congested area to use the City of Peabody's aerial devices for rescue purposes. Moreover, Chief Pasdon voiced concern about the unresolved flooding in the downtown vicinity of the City of Peabody, including the concern that the locus can go under water requiring a total evacuation of the eighty units in the building that is the subject of the proposed Project. Additionally, the concern voiced by the Fire Department was that the proposed Project will further burden and overload an already overbuilt area that, in Chief Pasdon's three-plus decades of experience with the Fire Department, will, according to Chief Pasdon, "be a significant burden increasing the amount of residents [the City] will have to shelter and feed" in a flooding event.

2. Joseph L. Daly, the current Chief of the Peabody Fire Department, in May of 2021, expressly echoed and reiterated Chief Pasdon's December 21, 2016 remarks and concerns regarding the significantly adverse impacts that the proposed Project will have with respect to fire exposure hazards, inadequate water supply, access, flooding hazard, and added burden to the Fire Department's public safety response.

3. Representative Thomas P. Walsh, State Representative, 12th Essex District, submitted a letter, dated December 15, 2016, endorsing and supporting the conclusions of both the Fire and Police Departments for the City of Peabody concerning the proposed Project and the concerns raised by them. According to Representative Walsh's letter, "placing eighty units on just over an acre and one half of land will create a public safety hazard of great magnitude . . . this parcel lies in a flood plain and efforts to evacuate both people and vehicles will be exacerbated by flood waters and by the limited egress to the site on stormy days."

4. The City of Peabody has historically been known as a city that floods. The 40 Oak Street proposed Project is located entirely in a FEMA Flood Zone AE, and has experienced flooding on numerous occasions, including experiencing significant flooding in 2011, and on 7/16/2014, 10/23/2014, and 12/9/2014. In fact, on 12/9/2014 officials with the City of Peabody witnessed significant flooding at the site (as submitted previously to Mass Housing on 11/30/2016 in a printed email dated 12/10/2014). Staff also cited that Oak Street was flooded starting at 23 Oak Street continuing down to Foster Street. This made Oak Street impassable. Oak Street is a one-way road with traffic following pattern towards Foster Street (North-Westerly). Traffic was expected to either drive the wrong way down a one-way road or it needed to be rerouted down Sanborn Street. A police detail was on site at the intersection of Foster and Oak Streets. With Oak Street being the primary and only route of ingress/egress to the proposed Project, this will create significant obstacles for emergency vehicles such as fire and police truck to access the property in a flooding event. Thus, even during minor rain events, the locus is known to experience flooding. In major rain events, the flooding is significant. Oak Street, which is the only point of entrance and exit to the proposed Project, is a one-way street from

Washington Street to Foster Street. The locus is known to flood during an average rain event, and may reasonably result in six to eight inches of water covering the majority of the site.

5. In 2016, then Captain of the City of Peabody Police Department, Scott Richards, voiced concerns about the negative impacts – in addition to the flooding – that the proposed Project will have on public safety. As voiced by Captain Richards, the proposed Project will result in a substantial increase in the number of vehicles. Oak Street is a narrow one-way road that intersects Washington and Foster Streets. Increased vehicular traffic – both during the day and at night – will have a major impact on existing congested traffic patterns in the neighborhood.

6. In May 2021, these concerns were reiterated, including in writing by Thomas M. Griffin, the present Chief of Police for the City of Peabody. In particular, the addition of 80 two and three-bedroom units on the Elks property at Oak Street will bring along with it an estimated 120 plus vehicles. Those additional vehicles will inevitably generate several hundred vehicle trips to and from the proposed Project site which is located in an already condensed and thickly settled residential area. It is the opinion of Chief Griffin and Captain Scott Richards that the increased traffic from the proposed Project and the associated and consequential issues that will stem from the increased traffic will have a significant and negative impact on the surrounding neighborhoods.

7. According to Chief Griffin, because Oak Street is a fairly narrow one-way street, the increased traffic pulling in and out of the proposed Project site represents an increased risk for vehicle crashes which would be most prevalent in the winter months. Presumably, most of the vehicles exiting the proposed Project site will be exiting from Oak Street onto Foster Street. The increased traffic will cause increased traffic congestion and backups on Oak Street, especially during peak commuting hours and when children are being transported to school. The significant increase in the number of vehicles in cue to pull onto Foster Street represents a risk for an increase in vehicle crashes. It is reasonable to assume that some impatient commuters will seek alternative routes when leaving the neighborhood to avoid the increased traffic especially during peak commuter (to work and school) hours, and this will funnel these vehicles through narrow predominantly residential streets that are not suitable for the increased traffic. Conversely, the only way to access the proposed Project site is via Washington Street to Oak Street. Therefore, especially during the afternoon commute, the increased traffic will cause significant backups on Washington Street as vehicles cue up to turn onto Oak Street from both the northbound and southbound lanes on Washington Street. Washington Street at Oak Street already has significant traffic issues, especially with Aborn Street's location that is in close proximity to Oak Street. The increased traffic from the proposed Project site will only exacerbate this problem.

8. Chief Griffin expressed significant concern with the history of flooding at the proposed Project site, and the fact that while the buildings at the site will be elevated above the flood plain, the fact that the parking lot and access to the elevators will be below the flood plain is a major concern. Flooding of the parking lot, which is likely to happen, will mean that emergency vehicles will not be able to access the proposed Project site, and first responders will have limited access to the building leaving hundreds of residents at risk.

9. Additionally, according to Chief Griffin, in his opinion, based on a review of the plans for the proposed Project, the proposed buildings, roads and parking lots are expected to consume the vast majority of the site. This leaves little to no room for residents to recreate and for children to play. It is a reasonable likelihood that the children who are expected to reside at the property will resort to playing in the parking or in and around the streets and roadways adjacent to the site which is a recipe for a disaster.

10. Not only is the location of the proposed Project entirely in FEMA Flood Zone AE, but the rear portion of the proposed Project site is buffer zone to a wetland as flagged by William Manuel of Wetland and Land Management in March of 2014. This would require an Order of Conditions for development in Flood Plain and Buffer Zone.

11. The City of Peabody Historical Commission, which is charged with protection of local historic resources pursuant to G.L. c. 40, § 8d, expressed concern with the site layout and the massing and character of the proposed buildings as being inconsistent with the character of the historic neighborhood in which the Project site is located.

12. The Project site is adjacent to the Washington Street National Historic District, which is comprised of a streetscape of stately 18th and 19th century single - and two-family houses on Washington Street and adjacent side streets. The houses are two to three stories, and generally range from 25 to 35 feet in height. The lots are relatively small, and in aggregate, create a regular rhythm of residential-scaled yards set fairly close to the street. In stark contrast, the main building of the proposed Project is a rectangular solid, 68 feet by 274 feet and perched above an open first floor designated for parking and flood plain storage. There is no articulation of the building volume to give it more residential scale. The proposed main building is 61 feet in height and only 27 feet from the rear lot lines of adjacent properties. The townhouse component is only 2 feet from the rear lot lines of adjacent properties, including the head quarters of the Peabody Historical Society at 25 Washington Street, the Federal-style home of Revolutionary War hero Gideon Foster (built in 1810). Additionally, the proposed main building is only 42 feet from the rear lot lines of the neighborhood of mostly single-story homes on Sanborn Street, where it will tower over them.

13. Thus, the proposed main building is completely out of scale and character with the residential neighborhood in which the site is located. The adverse impact on the abutters to the proposed Project will be substantial, including causing shading, invading privacy, and increasing the overall mass and density. These negative impacts will adversely affect the quality of life for the abutters to the proposed Project.

14. The site of the proposed Project is directly adjacent to a wetlands resource within the same Zone AE Special Flood Hazard Area. The proposed Project encroaches on and threatens this important natural environment resource.

15. The site of the proposed Project is surrounded by narrow and primarily one-way streets where the existing residents utilize available on-street parking. Congestion worsens in the winter with snow and snowbanks. When snowfall accumulates, the parking lot at the site will

need to be cleared. This will impact the already congested neighborhood and surrounding streets that cannot tolerate any overflow of parking from the proposed Project site. This will also adversely impact the ability of the City of Peabody to remove snow from the streets and sidewalks. There is also very little to no place at the proposed Project to remove snowfall to. As a result, accumulated snow will pile up in the parking lot or need to be removed off site. Both scenario's, according to Chief Griffin, are highly undesirable.

16. According to Chief Griffin, the proposed Project envisions 110 designated parking spaces. This amounts to one space per unit. This does not include parking spaces for anyone working at the proposed complex, or for maintenance people and site management. The proposed Project site is a close-knit congested neighborhood which cannot tolerate any additional cars or an overflow of vehicles that the site will generate. Parking will become an issue and will impact residents on neighboring and surrounding streets.

V. CONCLUSION

This Decision to _____ the Applicant's request for a comprehensive permit under G.L. c. 40B, §§ 20-23 was voted on by the City of Peabody Board of Appeals at a public meeting of the Board of Appeals on July 26, 2021.

By the City of Peabody Zoning Board of Appeals

_____ Frances Bisazza Callugi, Chairperson	_____ Stephen Zolotas, Vice-Chairperson
_____ Julie Picardi	_____ Dan Sencabaugh
_____ Barry Osborne	

Dated: _____

APPENDIX A

**THE RECORD AND EVIDENCE ASSEMBLED BEFORE THE BOARD OF APPEALS
ZBA for File No.: _____**

SUBMISSIONS FROM APPLICANT:

1. Cover Letter and City of Peabody Application
2. Project Eligibility Letter
3. Comprehensive Permit Site Approval Application
4. 1.1 Location Map
5. 1.2 Tax Maps
6. 1.3 Directions to Site
7. 2.1 Existing Conditions Plan
8. 2.2 Aerial Photographs
9. 2.3 Site/Context Photographs
10. 2.4 Site Narrative
11. 2.5 Existing Conditions and Site Plans
12. 3.1 Preliminary Site Plans and Utility Plans
13. 3.2 Preliminary Architectural Plans
14. 3.3 Architectural Narrative
15. 3.4 Zoning Waiver Analysis
16. 3.5 Sustainable Development Scorecard
17. 4.1 Evidence of Site Control – P&S
18. 5.1 Letter of Interest from an NEF Lender
19. 5.2 Market Rent Analysis
20. 6.1 Development Team Qualifications
21. 7.1 & 7.2 Narrative regarding the municipal contract and Evidence of Submission to the Municipality
22. 7.3 Copy of Notification of DHCD
23. 7.6 W9 & Certificate of Organization
24. Abutters List
25. Phase 1 Environmental
26. Traffic Assessment
27. Proposed Development and Impacts
28. Developer Acknowledgement of Obligations
29. Landscaping & Lighting Plan of Land in Peabody, MA, prepared by Hancock Associates, Inc. for 40 Oak Street Development, LLC
30. Hancock Associates, Inc. Permit Site Plan, dated March 2020.
31. Appendix for the Vanasse & Associates, Inc.'s Transportation Impact Assessment, dated July 2018
32. Hancock Associates, Inc. Stormwater Report, dated March 2020
33. Hancock Associates, Inc. Stormwater Report, dated March 2020 (revised May 21, 2021).
34. Permit Site Plan – Residences at O'Shea Field

35. Revised Permit Site Plan – Residences at O’Shea Field
36. 20312 – Stormceptor Massachusetts Peak Rate Requirements
37. Letter dated April 30, 2021 (revised May 10, 2021) from Hancock Associates to the City of Peabody Zoning Board of Appeals.
38. Snow and Snowmelt Management – The Residences at O’Shea Field (May 2021).
39. Draft Flood Response Plan – The Residences at O’Shea Field, 40 Oak Street Peabody MA (May 2021)
40. Memorandum dated March 11, 2021 (revised June 3, 2021) from Hancock Associates concerning flood plain analysis.
41. Memorandum dated March 11, 2021 (revised May 10, 2021) from Hancock Associates concerning flood plain analysis.
42. Peak Rate Runoff Summary Table and Pre & Post Stormwater Compensation Report, dated June 15, 2021, prepared by Hancock Associates.
43. Permit Site Plan (Revised) prepared by Hancock Associates.
44. Letter dated April 6, 2021, from Hancock Associates to the City of Peabody Department of Public Services.
45. Letter dated August 19, 2020, from Vanasse & Associates, Inc. to Michael Larkin.
46. Letter dated March 10, 2021, from Vanasse & Associates, Inc. to Michael Larkin.

SUBMISSIONS FROM TOWN STAFF & TOWN BOARDS/COMMISSIONS

1. Letter dated December 21, 2016, from Steven E. Pasdon, Chief of the City of Peabody Fire Department, to Stacey Bernson, Assistant Director of Community Development for the City of Peabody.
2. Letter dated December 21, 2016, from City of Peabody Mayor Edward A. Bettencourt, Jr., to Massachusetts Housing Finance Agency.
3. Letter dated December 19, 2016, from Jennifer Davis, Director, CPRP of the Peabody Recreation, Parks & Forestry Department for the City of Peabody, to Mayor Bettencourt.
4. Letter dated December 16, 2016, from Judith Otto, Chair of the Peabody Historical Commission, to Stacey Bernson of the City of Peabody Office of Community Development & Planning.
5. Memorandum dated December 16, 2016, from Lucia DelNegro, Conservation Agent with the City of Peabody Conservation Commission.
6. Letter dated December 19, 2016, from Peter M. McGinn, Ward 2 Councilor and City Council President, to Stacey Bernson, Assistant Director of the City of Peabody Office of Community Development & Planning.
7. Letter dated December 21, 2016, from Peabody School Committee to Stacey Bernson, Assistant Director of the City of Peabody Office of Community Development & Planning.
8. Memorandum dated December 16, 2016, from Pedro Soto, City Planner for the City of Peabody to
9. Letter dated July 19, 2019, from City of Peabody Mayor Edward A. Bettencourt, Jr., to Frances Gallugi, Chair of the City of Peabody Zoning Board of Appeals.

10. Memorandum dated May 19, 2021, from Lucia DelNegro, Conservation Agent with the City of Peabody Conservation Commission.
11. Memorandum dated February 4, 2020, from William Paulitz, P.E., City Engineer, to City of Peabody Zoning Board of Appeals.
12. Memorandum dated March 10, 2020, from William Paulitz, P.E., City Engineer, to City of Peabody Zoning Board of Appeals.
13. Memorandum dated March 5, 2021, from William Paulitz, P.E., City Engineer, to City of Peabody Zoning Board of Appeals.
14. Memorandum dated April 23, 2020, from William Paulitz, P.E., City Engineer, to City of Peabody Zoning Board of Appeals.
15. Numerous photographs of flooding at the proposed project site.
16. Memorandum dated April 27, 2021, from William Paulitz, P.E., City Engineer, to City of Peabody Zoning Board of Appeals.
17. Memorandum dated May 19, 2021, from William Paulitz, P.E., City Engineer, to City of Peabody Zoning Board of Appeals.
18. Electronic mail correspondence dated May 21, 2021, from Fire Department Chief Joseph Daly to City of Peabody Zoning Board of Appeals.
19. Memorandum dated April 29, 2021, from Mr. Peter M. McGinn, Ward 2 Councilor, to City of Peabody Zoning Board of Appeals.
20. Letter dated May 19, 2019, from Thomas M. Griffin, Chief of Police for the City of Peabody, to Ms. Stacey Bernson, Assistant Director of the City of Peabody Office of Community Development.
21. Letter dated June 9, 2021, from City of Peabody Mayor Edward A. Bettencourt, Jr., to Frances Gallugi, Chair of the City of Peabody Zoning Board of Appeals.
22. Minutes of the Meetings of the City of Peabody Zoning Board of Appeals.

MISCELLANEOUS SUBMISSIONS

1. Letter dated December 20, 2016, from Beverly Ann Griffin Dunne (10 Colfax Street, Peabody, MA 01960) to the Office of Community Development and Planning for the City of Peabody.
2. Memorandum dated December 16, 2016, from Bryan Howcroft of Peabody Municipal Light Plant.
3. Letter (undated) from Mr. Tom Rassignoli (Member of Peabody/Lynn Lodge of Elks) to the City of Peabody Zoning Board of Appeals.
4. Letter dated March 2, 2020, from Ms. Charlene Cruz (5 Sanborn Street, Peabody, MA 01960).
5. Letter dated August 8, 2020, from Mr. Richard A. DiFillipo (41 Washington Street, Peabody, MA 01960)
6. Order and Ruling, dated April 27, 2020, on Defendant's Motion for Relief from Judgment and Plaintiff's Cross Motion for Order to Complete Sale (*Larkin Real Estate Group, Inc. v. Peabody Lodge #1409 of the Benevolent and Protective Order of Elks, Inc.*, Middlesex Superior Court, C.A. N. 1481CV08055).

7. Correspondence (including various pleadings) dated October 21, 2019, from Francis X. Olivieri, Esq. (741 Broadway, Somerville MA 02144) to the City of Peabody Zoning Board of Appeals.
8. Correspondence (including various pleadings) dated November 15, 2019, from Francis X. Olivieri, Esq. (741 Broadway, Somerville MA 02144) to the City of Peabody Zoning Board of Appeals.
9. Letter dated February 3, 2020, from Francis X. Olivieri, Esq. (741 Broadway, Somerville MA 02144) to the City of Peabody Zoning Board of Appeals



CITY OF PEABODY

2021 JUL 21 AM 9:21

CITY CLERK

City of Peabody Zoning Board of Appeals

City Hall • 24 Lowell Street • Peabody, Massachusetts 01960 • Tel. 978-538-5900

July 21, 2021

A Zoning Board of Appeals Public Hearing was held on Monday, July 19, 2021. In attendance where Chairwoman, Frances Bisazza-Gallugi, Dan Sencabaugh, Stephen Zolotas, Barry Osborne, and Julie Picardi. The Board of Appeals at the request of Commissioner Al Talarico, voted unanimously to approve revised variance fees as follows...

- Residential Application - \$ 325.
- Application to Subdivide a residential parcel - \$425.
- Commercial Application - \$425.
- Administrative Appeal - \$375.
- Expedited Service is in addition to the application fees – \$300.00. Applicability will need to be determined on a case by case basis by the ZBA Clerk (When legal ad needs to be published quickly to meet deadlines).

Note: Application fees would cover the application, postage, and advertising cost all in one payment.

Frances Bisazza-Gallugi /CSM

Frances Bisazza-Gallugi, Chairperson

Copies to:
Mayor Bettencourt
Building Commissioner
Community Development Director
City Clerk
Planning Board