



**CITY OF GLOUCESTER
ZONING BOARD OF APPEALS
3 POND ROAD, GLOUCESTER MA 01930**

**ZONING BOARD OF APPEALS
Meeting Minutes**

September 24, 2026

Board Members Present:

Joseph Parisi III, Chairman
Lauren Norton, Vice Chair
Michael Nimon

Alternate Members Present:

Ronald E. Wilson

Also in Attendance:

Natasha Dale, Clerk
Rob Vicari, Building Commissioner

The Chair introduces the Members and reads from the Open Meeting Law.

Approval of Minutes:

Mr. Wilson moves to approve the minutes from the 8/27/2026 meeting as they are written.

Ms. Norton seconds
All in favor, 4-0

Consent Agenda:

Mr. Wilson moves the approval of the Chair to sign the following decisions.

- a. 1000 Washington St.
- b. 15 Traverse St.

Ms. Norton seconds
All in favor, 5-0

Continued Applications:

Application of R. Bartholemew M Driscoll and Heather E M Driscoll seeking a special permit and/ or variance to construct a deck at **8 Angle St., Map 2, Lot 37** in the R-5 zoning district.

Joel Favazza, Seaside Legal Solutions, 123 Main St., Gloucester is present representing his clients.

Applicants are seeking a special permit to construct a first and second floor decks at 8 Angle St. There was concern from one of the direct abutters about privacy and other concerns. The applicants have reconstructed their plans and have cut size of the deck and add a privacy screen to the edge of the deck.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition:

Mary and Jose Duran, 17 Middle St., Gloucester

Rebuttal:

Mr. Favazza states that the last time this application was heard the neighbors were concerned about privacy and now it has moved to fire prevention.

The previous special permit to convert from a two family to a three family is not happening at the moment.

The decks will be made out of wood and AZTEC decking.

Mr. Wilson moves to approve the application of R. Bartholemew M Driscoll and Heather E M Driscoll seeking a special permit and/ or variance to construct a deck at 8 Angle St., Map 2, Lot 37 in the R-5 zoning district.

Mr. Nimon seconds

In favor: 1 (Mr. Nimon)

In Opposition: 3

Application of Jamie and Benjamin Cevalo seeking a special permit and/or variances to construct an addition to the home and the accessory structure at **21 Walnut St., Map 121, Lot 55** in the R-20 zoning district.

Mr. Wilson moves to continue the application of Jamie and Benjamin Cevalo seeking a special permit and/or variances to construct an addition to the home and the accessory

structure at 21 Walnut St., Map 121, Lot 55 in the R-20 zoning district to the October 8, 2026 meeting.

Mr. Nimon seconds
All in favor, 4-0

New Applications:

Application of MS9 Rose Realty, LLC seeking a variance extension at **18-18B Rogers St., Map 7, Lot 25-26** in the CB zoning district.

Shaun Lynch, Seaside Legal Solutions, 123 Main St., Gloucester is present representing his clients.

This board has previously granted relief for the construction of a multi-use building on 18 Rogers St. First floor would be for Sugar Mags restaurant and two residential floors above.

The Mass LEADS Act (2024) automatically extended variances in effect during 2023–2024 by two years, pushing the lapse date to November 2026.

Delays caused by conflicting state guidance on applicable standards, a building code change requiring structures in flood plains to be 2 feet above base elevation and coordination complexity among lawyers, surveyors, and state agencies.

Mr. Lynch is requesting an extension of the variance for 6 months.

Ms. Norton moves to approve the application of MS9 Rose Realty, LLC seeking a variance extension at 18-18B Rogers St., Map 7, Lot 25-26 in the CB zoning district to extend to May 15, 2027.

Mr. Wilson seconds
All in favor, 4-0

Application of Suzan Rose seeking a special permit and/or variance to construct a porch at **22 Calder St., Map 61, Lot 17** in the R-20 zoning district.

Kelly Max Alves, 36 Gee Ave., Gloucester is present representing his clients.

The property was built in the 1980s by high school students. The existing structure sits 15.3 feet from the side setback and is currently non-conforming.

The proposed front porch would bring the closest point to 14.8 feet, an increase of 5 inches into the existing non-conformity along the left side yard only.

Lot coverage does not increase; the nonconformity extends only at the point where the porch meets the left setback line.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition: none

The chair closes public testimony.

Mr. Nimon moves to approve the application of Suzan Rose seeking a special permit and/or variance to construct a porch at 22 Calder St., Map 61, Lot 17 in the R-20 zoning district.

Mr. Wilson seconds

All in favor, 4-0

Application of Kayla and Peter Cannavo seeking a special permit and/or variance to construct an addition at **103 Essex Ave., Map 218, Lots 4&5** in the R-20 zoning district.

Peter Cannavo, 103 Essex Ave., Gloucester is present

Mr. Cannavo was missing a plot plan showing setback dimensions; without it, the board could not confirm the addition violates the setback.

Mr. Vicari indicated the addition does pass the 10% threshold test by the city's floodplain manager, confirming it is a special permit matter, but the dimensions were not in the board's packet.

Mr. Cannavo confirmed he has the plot plan in his possession and will resubmit and agreed to a continuance.

The board requested a plot plan and dimensions showing where the house sits relative to all setbacks.

Ms. Norton moves to continue the application of Kayla and Peter Cannavo seeking a special permit and/or variance to construct an addition at 103 Essex Ave., Map 218, Lots 4&5 in the R-20 zoning district to the October 8, 2026 meeting.

Mr. Nimon seconds
All in favor, 4-0

Application of YMCA of the North Shore appealing a denial of a sign permit for the building at **67 Middle St., Map 70, Lot 60** in the CB zoning district.

Jen Hockerman, Architect for SV Design, 126 Dodge St., Beverly is present.

There are two components, the first being dimensional letters on three existing panels above the front entry (each panel approximately 10 ft × 14.5 inches; letters 9 inches tall); and two a new hanging sign below the center opening measuring 84 inches × 30 inches.

Historic District Commission blessing already obtained; design uses historically appropriate colors consistent with the building's historic character and prior signage.

Application was listed as an "appeal of denial" but the YMCA had not actually received a denial — they came to the board proactively before submitting for a sign permit; board reframed it as a special permit application.

CB zone allows maximum 30 sq. ft. total sign area; combined letters (~26.25 sq ft) plus hanging sign (~17.5 sq ft) = approximately 43.75 sq ft, requiring relief under Section 4.3.

Address noted as technically 67 (which resembles an upside-down 29); architect explained the historic building originally used an upside-down "2" and the new design subtly acknowledges that while being readable.

The chair opens public testimony.
Speaking in favor:
Speaking in opposition:
The chair closes public testimony.

Ms. Norton moves to approve the application of YMCA of the North Shore appealing a denial of a sign permit for the building at 67 Middle St., Map 70, Lot 60 in the CB zoning district.

Mr. Nimon seconds
All in favor, 4-0

Application of Nick and Christine Gikas seeking a special permit and/or variances to construct a single-family home at **29 Flume Rd., Map 169, Lot 47** in the R-20 zoning district.

Joel Favazza, Seaside Legal Solutions, 123 Main St., Gloucester is present representing his clients.

Mr. and Mrs. Gikas are seeking to construct a single-family primary residence on a grandfathered non-conforming lot.

The lot is 10,000 sq ft in an R20 district; created in 1964, conveyed out of common ownership in 1973 when 10,000 sq ft was sufficient — legally protected buildable lot under MGL Ch. 40A §6.

Clients purchased the property in 2025 for \$840,000; city taxes it at a ~\$500,000 assessed valuation as a buildable residential lot.

Prior application in May was withdrawn to retool; earlier design incorrectly applied superseding setbacks (which apply only to existing structures, not vacant lots) and requested height exceptions.

Mr. and Mrs. Gikas attempted to shift the placement of the house around after the withdrawal and neighbors were upset.

Variances needed:

- front yard — 30 ft required
- 12.9 ft proposed; side yard — 20 ft required
- 10.2 ft proposed; lot area — 20,000 sq ft required, 10,000 sq ft existing.

Most of the buildable part of the lot is at the southern end, but you can't build the house down there because the suitable soils for a septic system are at the southern portion of the property.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition:

Attorney Nick Ambliotis, 99 Rosewood Dr, Danvers representing Margaret Banakos

Margaret Banakos, 27 Flume Rd.

Sue Hriciga, 24 Flume Rd.

Ann Sideri, 26A Flume Rd.

The chair closes public testimony.

Rebuttal:

Mr. Favazza states that view and value is not a protected interest. He also states that the structure at 27 Flume Rd. is larger than the proposed house at 29 Flume Rd. and sits at 2,589 square feet including decks. 29 Flume Rd. is proposed to be 2,450 square feet.

Ms. Norton moves to approve the application of Nick and Christine Gikas seeking a special permit and/or variances to construct a single-family home at **29 Flume Rd., Map 169, Lot 47** in the R-20 zoning district.

Mr. Wilson seconds
All in favor, 4-0

Application of Josef Borland seeking a special permit and/or variance to construct an accessory dwelling unit at **47 Ye Olde County Rd., Map 232, Lot 6** in the R-10 zoning district.

Josef Boreland 47 Ye Olde County Rd., is present.

Mr. Boreland is requesting a special permit for a 900 square foot detached accessory dwelling unit on a property with an existing 1,080 square foot principal dwelling.

Mr. Boreland's grandfather purchased the property in 1965 and at that point was the only dwelling on Rust Island. Mr. Boreland is now the third generation to own the property. His goal is to update and renovate in such a way to leave this to the next generations of his family with minimal burden.

The existing principal dwelling: 1,080 sq ft, approximately 100 years old, two bedrooms on second floor, one bathroom on first floor. The proposed ADU: 900 sq ft detached, located approximately 130 feet from the principal dwelling, ADA-compliant single-story design with garage access directly into living area — intended for an aging parent.

All compliance boxes checked: height and setbacks conform; Board of Health approved the septic plan; Conservation Commission issued an Order of Conditions (September 16, 2025) approving the ADU footprint and septic plan with 3,000 sq ft of mitigation plantings.

The chair opens public testimony.

Speaking in favor:

Tobin Dominick, 43 Ye Olde County Rd.

Speaking in opposition: none

The chair closes public testimony.

Ms. Norton moves to approve the application of Josef Borland seeking a special permit and/or variance to construct an accessory dwelling unit at **47 Ye Olde County Rd., Map 232, Lot 6** in the R-10 zoning district.

Mr. Nimon seconds
All in favor, 4-0

Discussion by Board:

Review the Rules and Regulations for MGL, c. 40B, S 21 Comprehensive Permits

Mr. Wilson asks the board if they can take the next 2 weeks to review the documents before voting on them.

Mr. Wilson moves to table the review until the next meeting so the board can review and send changes again before a City Council vote.

Mr. Nimon seconds
All in favor, 4-0

Adjournment:

Mr. Nimon moves to adjourn
Ms. Norton seconds
All in favor, 4-0