

ZONING BOARD OF APPEALS

Vice Chair
Frederick Diaz

Voting Members
Michael Abesamra
Sadie Perdomo
Erwin Mata

Associate Voting Member
Vacant



Chair
Richard Rivera

Revised

LAWRENCE MASSACHUSETTS

Land Use Planner
Jeannie Aguiler

Comprehensive Planner
Reniel Fanini

Planning Director
Daniel A. McCarthy

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Zoning Board of Appeals Meeting Minutes

Zoning Board of Appeals Meeting Minutes Call to Order: 6:00 P.M., Thursday, January 29th, 2026 **Members Present:** Chairman Richard Rivera, Vice Chairman Frederick Diaz **Voting Members:** Michael Abesamra, Erwin Mata **Absent:** Sadie Perdomo **Also Present:** Land Use Planner Jeannie Aguiler, Comprehensive Planner Reniel Fanini, **Roll call:** The Chairman conducted a roll call to record attendance and explained the meeting procedure to the public.

Case 1: 132-134 S. Broadway Summary: The applicant requested a continuance.

Board Discussion/Conditions: - An easement must be formally recorded with the abutting property. **Motion:** Frederick Diaz motioned to continue, seconded by Erwin Mata. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Continued.

Case 2: 5B Stevens Summary: Miguel Aguilo presented the project for a single-family home. The stated hardship is the limited size of the land, as the project is missing 2 feet of the dimensional requirements. The Chairman inquired about a previous approval; the applicant explained that was circa 2023 and confirmed that the changes requested by the board in the previous meeting had been made.

Board Discussion/Conditions: -

- Installation of pull-down stairs for the attic to lower it and prevent livable space.
- Submission of landscaping plans.
- **Motion:** Motion to approve with conditions. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Passed with 2 conditions.

Case 3: 12 Saratoga Street Summary: Amauris Ovalles presented the case, which meets all parking requirements. The project was scaled down from three 2-bedroom units to three 1-bedroom units, providing 10 parking spots and a community laundry area in the basement.

Board Discussion/Conditions: - Submission of landscaping plans.

- Submission of a formal refuse plan.
- Submission of a formal snow storage plan.
- **Motion:** Motion to approve with conditions. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Passed with 3 conditions.

Case 4: 327 High Street Summary: The petition was brought forward for withdrawal by the applicant.

Board Discussion/Conditions: - None recorded.

Motion: Frederick Diaz motioned to withdraw without prejudice, seconded by Michael Abesamra. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Withdrawn without prejudice.

Case 5: 11 Tewksbury Street Summary: The applicant requested a continuance.

Board Discussion/Conditions: - None recorded.

- **Motion:** Frederick Diaz motioned to continue, seconded by Erwin Mata. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Continued.

Case 6: 50-52 Bodwell Street Summary: Applicant Jose Estrella sought a permit to build a second ADU. Pedro Conconoto was present to translate. The application was missing crucial documents regarding previous construction.

Board Discussion/Conditions: - The Board requires clarity on the legal construction of the garage.

- The applicant must provide all proper paperwork detailing how previous construction was approved.
- The Inspectional Services Department (ISD) and Fire Department licenses/permits need to be reviewed. **Motion:** Erwin Mata motioned to continue, seconded by Frederick Diaz. The motion to continue failed, resulting in a denial. **Vote:** 2-2 Richard Rivera: No | Frederick Diaz: Yes | Michael Abesamra: No | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Denied.

Case 7: 76-78 Bennington Street Summary: Attorney Corrigan and owner Janet Minaya presented the project, which had a previously denied application. The applicant presented a letter of support from the closest neighboring establishment and stated hours of operation would be until 9:00 P.M. During the public hearing, a representative for Annie Haffners spoke against the project, while City Councilor Greg del Rosario spoke in favor. Later in the meeting, Chairman Rivera stated he reconsidered his previous stance

to a "yes" vote to support the business. **Board Discussion/Conditions:** - None recorded. **Motion:** Frederick Diaz motioned to approve, seconded by Erwin Mata. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Passed.

Case 8: 49 Blanchard Street Summary: Representative Michael Rigeor presented the project, noting that an environmental survey had been completed. A current tenant at 49 Blanchard St spoke in opposition during the public hearing. **Board Discussion/Conditions:** - Everything must be fenced and privatized from the rails.

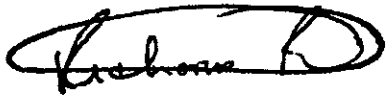
- Submission of Landscaping Plans.
- Submission of Lighting Plans.
- Installation of a security camera is strictly required.
- The reduction in green space to increase parking is being accommodated by tandem parking. **Motion:** Motion to approve with conditions. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Passed with 4 conditions.

Case 9: 326 Lowell Street Summary: Attorney Corrigan presented the project to the board members. **Board Discussion/Conditions:** - Submission of a formal Refuse Plan. **Motion:** Frederick Diaz motioned to approve with one condition. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Passed with 1 condition.

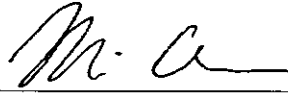
Case 10: 12 Hampshire Street Summary: The petition was reviewed by the Board. **Board Discussion/Conditions:** - The case was continued at the explicit request of the Chair so that the applicant could provide the necessary building permits. **Motion:** Erwin Mata motioned to continue, seconded by Michael Abesamra. **Vote:** 4-0 Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Absent **Decision:** Continued.

Additional Business and Adjournment A motion to adjourn was made by Frederick Diaz and seconded. The meeting was officially adjourned

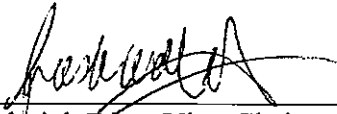
Signed:

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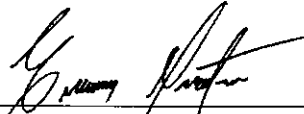
Richard Rivera, Chair

A handwritten signature in black ink, appearing to read "Michael Abesamra", written over a horizontal line.

Michael Abesamra, Voting Member

A handwritten signature in black ink, appearing to read "Frederick Diaz", written over a horizontal line.

Frederick Diaz, Vice-Chairperson

A handwritten signature in black ink, appearing to read "Erwin Mata", written over a horizontal line.

Erwin Mata, Voting Member