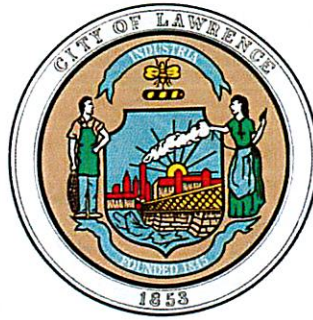


ZONING BOARD OF APPEALS

Vice Chair
Frederick Diaz

Voting Members
Michael Abesamra
Sadie Perdomo
Erwin Mata

Associate Voting Member
Vacant



Chair
Richard Rivera

LAWRENCE MASSACHUSETTS

Land Use Planner
Jeannie Aguiler

Comprehensive Planner
Reniel Fanini

Planning Director
Daniel A. McCarthy

Zoning Board of Appeals Meeting Minutes

Call to Order: 6:00 P.M., Thursday, February 26th, 2026 **Members Present:** Vice Chairman Frederick Diaz, Michael Abesamra, Erwin Mata, Sadie Perdomo **Members Arriving Late:** Chairman Richard Rivera **Also Present:** Comprehensive Planner Reni Fanini, Planning Director Daniel A. McCarthy, Business and Economic Development Director Francisco Surillo, Building Inspector Horacio Rodriguez **Roll call:** A formal roll call was not conducted at the start of the meeting; attendance was noted as proceedings commenced. Chairman Richard Rivera arrived after the first case.

Case 1: 12 Hampshire Street (Taken Out of Order) Summary: Applicant BBW LLC requested a Special Permit under Section 29-11 to operate a take-out restaurant in an I-2 District. The Inspectional Services Department (ISD) initially issued a stop-work order when it was discovered the business required a Special Permit, though the applicant had correctly filed for demolition and building permits. The restaurant will be mostly walk-in with limited seating, which mitigates parking congestion on Hampshire Street. No members of the public spoke for or against the project.

Board Discussion/Conditions: - None recorded.

- **Motion:** Michael Abesamra motioned to approve without conditions. **Vote:** 4-0 Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Yes | Frederick Diaz: Yes | Richard Rivera: Absent **Decision:** Passed.

Case 2: 132-134 Broadway Street Summary: A representative for the applicant requested to withdraw the petition without prejudice. The applicant is still attempting to secure a legally binding parking agreement to meet the four-space requirement for the proposed residential units.

Board Discussion/Conditions: - None recorded.

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Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Yes | Frederick Diaz: Yes | Richard Rivera: Absent **Decision:** Withdrawn without prejudice.

Case 3: 11 Tewksbury Street Summary: The applicant requested to subdivide a 14,000 sq. ft. lot into two undersized lots (8,000 sq. ft. and 6,000 sq. ft.) to construct a single-family home. Abutters Cesar LeBron and Tara Brooks opposed the project, citing existing neighborhood congestion, severe lack of snow storage, and the inability of garbage trucks and emergency vehicles to safely navigate the street. Neighbors Susan Krilich and Maria Garcia supported the project on the strict condition of added off-street parking and the installation of a new fire hydrant.

Board Discussion/Conditions: - The applicant is financially responsible for the installation of a fire hydrant.

- Installation of pull-down stairs only for attic access to prevent illegal living space.
- Submission of a formal landscaping plan.
- The Board formally recommends the provision of 4 off-street parking spaces.

Motion: Motion to approve with conditions. **Vote:** 4-1 Michael Abesamra: No | Erwin Mata: Yes | Sadie Perdomo: Yes | Frederick Diaz: Yes | Richard Rivera: Yes **Decision:** Passed with 3 conditions.

Case 4: 50-52 Bodwell Street Summary: Applicant Jose Estrella requested a Special Permit. ISD reported that the applicant originally applied to rebuild a garage but expanded the scope without permits to include a second-floor exercise room equipped with electrical and plumbing. The Board halted the hearing because the applicant lacked an official English translator. The Board noted it is not the City's responsibility to translate, nor is it willing to risk municipal liability due to misinterpretation.

Board Discussion/Conditions: - The case is continued to allow the applicant to secure a proper translator.

- **Motion:** Motion to continue. **Vote:** 5-0 Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Yes | Frederick Diaz: Yes | Richard Rivera: Yes **Decision:** Continued.

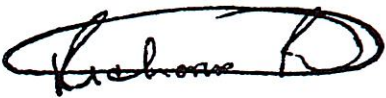
Case 5: 367-371 Lowell Street Summary: Attorney Brian Corrigan, representing Edwin Abreu, proposed the construction of two separate two-family dwellings (4 units total). The project only provides 4 of the 8 required parking spaces. The Board expressed major safety concerns regarding the proposed driveways, citing both DPW and City Ordinance regulations that strictly prohibit curb cuts within 30 feet of an intersection. The Board also noted that existing "No Parking" zones on the corner are required to ensure emergency vehicle access.

Board Discussion/Conditions: - Submission of official architectural plans, rather than structural engineering stamps.

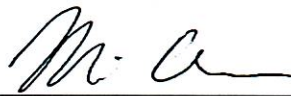
- The applicant must secure written curb cut approval from DPW. **Motion:** Motion to continue to implement zoning requirements. **Vote:** 5-0 Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Yes | Frederick Diaz: Yes | Richard Rivera: Yes **Decision:** Continued.

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

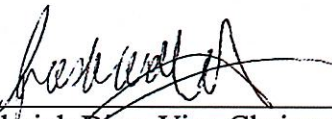
Signed:



Richard Rivera, Chair



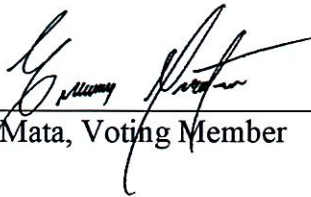
Michael Abesamra, Voting Member



Frederick Diaz, Vice-Chairperson



Sadie Perdomo, Voting Member



Erwin Mata, Voting Member