

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 Aguilera

Comprehensive Planner
Reni Fanini

Planning Director
Daniel A. McCarthy

Zoning Board of Appeals Meeting Minutes

Call to Order: Thursday March 26th, 2026 6:09 PM

- **Members Present:** Richard Rivera, Chairman, Frederick Diaz, Vice Chairman,
- **Voting Members:** Michael Abesamra, Sadie Perdomo, Erwin Mata
- **Also Present:** Francisco Surillo, Business and Economic Development Director, Horacio Rodriguez, Building Inspector. Reni Fanini, Comprehensive Planner
- Roll call: Representatives for all properties were present.

Case 1: 50-52 Bodwell St

- **Summary:** Jose Estrella, the developer and owner, was present. A translator stated that the owner is requesting a building permit. The board members noted that no new documentation was submitted. Horacio Rodriguez explained that construction began without the necessary permits. The board requested that the owner obtain building, electrical, garage, Fire Department, Inspectional Services Department, water, and all other required permits. No members of the public spoke in favor or against the project.
- **Motion:** Frederick Diaz motioned to continue the case.
- **Vote:** 5-0
- Richard Rivera: Yes | Frederick Diaz: Yes | Sadie Perdomo: Yes | Michael Abesamra: Yes | Erwin Mata: Yes
- **Decision:** The hearing was continued.

Case 2: 367-371 Lowell St

- **Summary:** Attorney Brian T. Corrigan of 122 Chestnut Street, Andover, explained the project details and presented a letter from the Department of Public Works allowing curb cuts on Margin Street. The request is for four units instead of the three allowed by right. The applicant is seeking a variance for one parking space per unit and stated the city wants the buildings situated close to Lowell

Street to match the neighborhood aesthetics. Attorney Corrigan explained the designated areas for snow and trash placement. The board noted the lack of a privacy plan and the presence of an existing chain-link fence. Horacio Rodriguez stated that the Inspectional Services Department and the Department of Public Works are in favor of the project. The board discussed parking density and setbacks. No members of the public spoke in favor or against the project.

Board Discussion/Conditions: Submission of architectural plans.

- Submission of building dimensions.
 - Installation of pull-down stairs for the attic.
- **Motion:** A motion was made to approve for multifamily use.
- **Vote:** 3-2
- Richard Rivera: Yes | Frederick Diaz: Yes | Sadie Perdomo: No | Michael Abesamra: No | Erwin Mata: Yes
- **Decision:** The petition was Approved. It was approved with 3 conditions.

Case 3: 414-422 Essex Street

- **Summary:** Applicant Jessica King explained the project and presented all documents to the board members. She stated that parking is secured with a signed ten-year agreement. No members of the public spoke in favor or against the project.

Board Discussion/Conditions: Installation of a sprinkler system.

- **Motion:** A motion to approve was made.
- **Vote:** 5-0
- Richard Rivera: Yes | Frederick Diaz: Yes | Sadie Perdomo: Yes | Michael Abesamra: Yes | Erwin Mata: Yes
- **Decision:** The petition was Approved. It was approved with 1 condition.

Case 4: 9 Osgood Street

- **Summary:** Attorney Brian T. Corrigan, representing Osgood Street Partners, introduced the team and explained the site history and project. The project involves the construction of two buildings as a mixed-use planned unit development. Plans include a future pedestrian bridge, which requires approval from the MBTA. The applicant is seeking variances for open space, parking requirements, and density, noting they are allowed 72 residential units by right. Meva is willing to lease spaces at the McGovern Transportation Center; they presented a lease for 150 spaces, which is part of the total current spaces presented to the Zoning Board of Appeals. Todd Wilcol of 52 Road, New Hampshire, provided further project details, highlighting the site's proximity to bus and train stations as a benefit. Architect Richard Boscheli explained the architectural design, noting that trash will be managed inside the buildings. In-

unit laundry will be provided wherever possible, and the presentation focused on accessible units. The team explained the building water systems and confirmed adherence to required guidelines. Site contamination has been addressed, and the benefits of a planned infiltration system were explained. The architect addressed snow storage plans, and the presentation included a carousel parking system designed for 182 spaces. Max Weston explained the operation of the carousel parking system. During the public hearing, Mark Laplante opposed the project and asked for clarification. Barbara Jones of 29 Greenfield St. spoke against the project. Markie Murphy spoke against the project. Jennifer Murphy of Salem Street spoke against the project. Sam Galleta of Market Street spoke against the project and requested a ground investigation. Frank Surillo spoke in favor of the project.

Board Discussion/Conditions:

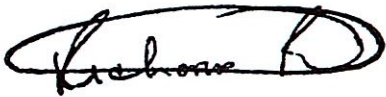
1. Elimination of studios to reduce the number of dwelling units from 360 to 324
 2. Addition of parking carousels to provide sufficient on-site parking to meet a 1:1 ratio of on-site parking spaces to dwelling units
 3. Traffic study
 4. Landscaping plan
 5. Lighting plan
 6. Security plan
 7. Snow removal plan
 8. Rubbish removal plan
 9. Laundry facilities in each dwelling unit
 10. Submission of an environmental review
 11. Addition of on-site fire hydrants
- **Motion:** A motion to approve was made.
 - **Vote:** 5-0
 - Richard Rivera: Yes | Frederick Diaz: Yes | Sadie Perdomo: Yes | Michael Abesamra: Yes | Erwin Mata: Yes
 - **Decision:** The petition was Approved. It was approved with 11 conditions.
-

Additional Business and Adjournment

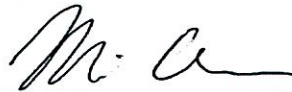
- An inquiry was made regarding how many members have taken the ethics test; this request will be forwarded to City Clerk Eileen.
- The meeting adjourned at 8:40.

The motion to adjourn was seconded by Fred.

Signed:



Richard Rivera, Chair



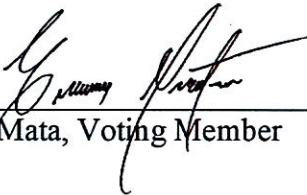
Michael Abesamra, Voting Member



Frederick Diaz, Vice-Chairperson



Sadie Perdomo, Voting Member



Erwin Mata, Voting Member