

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: 6:04 P.M., Thursday, April 30th, 2026 **Members Present:** Chairman Richard Rivera, Vice Chairman Frederick Diaz, Michael Abesamra, Sadie Perdomo, Erwin Mata **Also Present:** Land Use Planner Jeannie Aguiler, Comprehensive Planner Reni Fanini, Building Inspector, Horacio Rodriguez **Roll Call:** The Chairman conducted a roll call to record attendance and explained the meeting procedures to the public.

Case 1: 50-52 Bodwell Street

Summary: The applicant submitted a request for withdrawal. The Chair requested a letter from Pedro Calcano to be read into the record. Horacio Rodriguez from the Inspectional Services Department (ISD) explained that construction on the property had been carried out entirely without permits. No one spoke during the public hearing.

Board Discussion/Conditions:

- The Chair proposed that the application be withdrawn with prejudice, opposing the applicant's standard request, which the Board members agreed to.
- ISD is required to formally investigate the illegal construction on the site.
Motion: Sadie Perdomo motioned to accept the withdrawal with prejudice, seconded by Erwin Mata.
- **Vote:** 5-0 (Unanimous) Richard Rivera: Yes | Frederick Diaz: Yes | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Yes **Decision:** Withdrawn with prejudice.

Case 2: 267-269 Water Street

Summary: Representative Donald F. Borenstein (Johnson and Borenstein, LLC, 12 Chestnut St, Andover) and owner/applicant Willis presented the project history and requested three dimensional variances for lot area, side-yard setback, and parking to construct a two-family residence. The proposed 3,360-square-foot lot is 140 square feet below the 3,500-square-foot minimum requirement, side yards are deficient, and the plan indicates 100% impermeable surface coverage. Additionally, the configuration removes required parking from an adjacent three-family lot, creating a permanent non-conformity.

During the public hearing, Belgia spoke in favor of the project. Horacio Rodriguez (ISD) and the Land Use Planner also spoke regarding regional cross-lot easement issues.

Board Discussion:

- The Board noted there is very little remaining space on the lot and historically there was never a parking lot there.
- Chairman Rivera noted that the proposed parking configuration would severely compromise the zoning compliance and functionality of the adjacent parcel. He clarified that the applicant could construct an Accessory Dwelling Unit (ADU) by right, and the Board noted that a single-family home would be preferable given the limited constraints of the lot.
- Cross-lot easements are strongly discouraged.

Conditions:

1. Architectural plans must be formally stamped.
2. The applicant must file a Notice of Intent (NOI) with the Conservation Commission.
3. The pitch of the roof must be designed so that the attic is not livable space.
4. Submission of a formal landscaping plan.
5. The basement cannot be converted into buildable space.
6. Submission of a formal snow removal plan.

Motion: The Chair stated that the project should go to conservation; a motion to approve with conditions was put forward.

Vote: 3-2 Richard Rivera: No | Frederick Diaz: No | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Yes

Decision: Denied

Case 3: 19 Kent Street

Summary: Applicant Luis Valdez (7 Falmont Street, Methuen) presented a petition to construct a two-family dwelling on a 4,500-square-foot lot, seeking variances for lot area (500 square feet below the 5,000-square-foot requirement) and frontage (45 feet where 50 feet is required). The proposal maintains 53.87% open space and includes four off-street parking spaces via two side driveways. The Land Use Planner reiterated the project details. **During the public hearing,** Patrick Lynch (7 Kent Street) spoke in a neutral capacity, and Mark Laplante (29 Durso Ave) spoke in opposition.

Board Discussion

- The applicant confirmed there will be no finished attic, no finished basement, and proper privacy measures will be implemented.

Conditions:

1. Submission of a formal landscaping plan.

Motion: A motion to approve with one (1) condition was made.

Vote: 4-1 Richard Rivera: Yes | Frederick Diaz: No | Michael Abesamra: Yes | Erwin Mata: Yes | Sadie Perdomo: Yes

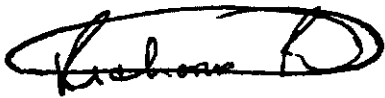
Decision: Passed with one (1) Condition.

Additional Business and Adjournment

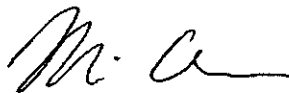
Board Business: The Board reviewed the previous meeting minutes. Frederick Diaz motioned to adopt the minutes, seconded by Erwin Mata. All 8 sets of minutes were officially adopted by the Board.

Adjournment: Frederick Diaz motioned to adjourn the meeting. The meeting was officially adjourned at 7:48 P.M.

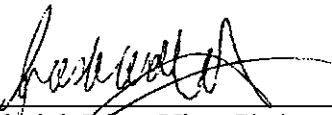
Signed:



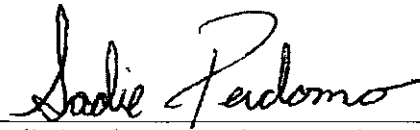
Richard Rivera, Chair



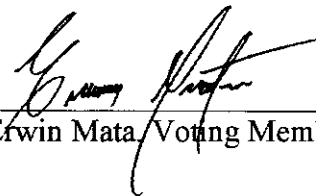
Michael Abesamra, Voting Member



Frederick Diaz, Vice-Chairperson



Sadie Perdomo, Voting Member



Erwin Mata, Voting Member