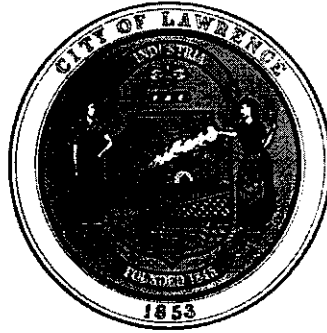


ZONING BOARD OF APPEALS

Vice Chairperson
Michael Abesamra

Voting Members
Sadie Perdomo
Erwin Mata



Chairperson
Richard Rivera

LAWRENCE MASSACHUSETTS

Land Use Planner
Jeannie Aguiler

Comprehensive Planner
Reniel Fanini

Planning Director
Dan McCarthy

Zoning Board of Appeals Meeting Minutes

Call to Order: 6:00 P.M., Thursday, June 25, 2026 **Location:** Lawrence Municipal Conference Room - 255 Essex Street, Lawrence, MA **Members Present:** Chairperson Richard Rivera, Michael Abesamra, Sadie Perdomo, Erwin Mata **Staff Present:** Land Use Planner Jeannie Aguiler, Comprehensive Planner Reniel Fanini, Planning Director Dan McCarthy

Procedural Notes

- The Chairperson conducted a roll call, and all active members were present.

Continued Items

Case 1: 348 Jackson Street (Heard Out of Order)

- **Summary:** Located in a B-1 Business Zoning District. Petition of MBAG LLC (2 Pine Tree Drive, Methuen, MA) requesting a dimensional variance under Section 29-16 and a parking variance under Section 29-18 of the Revised Zoning Ordinance to construct a mixed-use building with thirty (30) residential units.
- **Hearing Details:** The case was taken out of order per the applicant's attorney's request, with a motion made by Sadie Perdomo and seconded by Michael Abesamra. Attorney Brian Corrigan (Andover, MA) and the owners presented the project. The Chairperson inquired about the hardship justifying 30 units, and it was determined there was none. The Board suggested reducing the project to 20 units to meet setbacks and parking requirements. The owners agreed to lower the unit count to 20 to meet parking requirements, though this still exceeds the 14 units allowed on-site. Erwin Mata noted that the adjacent street is too congested to be used for overflow parking.
- **Conditions (8 total):**
 1. Reduce the project scope to 20 units.
 2. Provide in-unit laundry.
 3. Submit architectural plans.
 4. Submit landscaping plans.
 5. Submit lighting plans.
 6. Submit a refuse plan.

- 7. Submit a snow removal plan.
- 8. Submit a safety plan.
- **Vote:** 4-0 to approve with the above 8 conditions. (Michael Abesamra: Yes | Sadie Perdomo: Yes | Erwin Mata: Yes | Richard Rivera: Yes).

New Cases

Case 2: 85 Berkeley Street

- **Summary:** Located in an R-3 Residential Zoning District. Petition of Ramon Baez (85 Berkeley St, Lawrence, MA) for Variances from Sections 29-15 & 29-18 of the Revised Zoning Ordinance to construct a two-family dwelling.
- **Hearing Details:** Ramon Baez and Cherlanize Vargaz presented the project. The Land Use Planner clarified that a previous petition had been approved but expired, making this a brand-new case. Ms. Vargaz, translating for Mr. Baez, explained they are selling the property and need the variances for that purpose. The Chairperson noted that bank requirements fall outside the Board's purview and asked the members to focus on the lot's shape and plans. The petitioner requested a continuance to clarify previous documentation related to the expired case.
- **Motion:** Sadie Perdomo motioned to continue the case, seconded by Michael Abesamra.
- **Vote:** Passed unanimously.

Case 3: 89-95 Essex Street

- **Summary:** Located in a B-3 Main Business District. Petition of Opalos Café, LLC / Shee Maruti (89 Essex Street, Lawrence, MA) requesting a Variance under Section 29-23(uu) and a Special Permit under Sections 29-11 & 29-23(uu) of the Revised Zoning Ordinance for a "liquor use".
- **Hearing Details:** Attorney Brian Corrigan represented the petitioner. He detailed the project's procedural history, noting an original denial in 2023, a subsequent Superior Court appeal, and a granted request by the Planning Board to allow a repetitive petition within the standard two-year limit. The applicant presented new plans, noting the business model has shifted from the originally proposed nightclub to a restaurant serving alcoholic beverages.
- **Conditions (3 total):**
 1. Submit updated architectural plans.
 2. Obtain an entertainment license.
 3. Liquor may only be served with food.
- **Vote:** 4-0 to approve with the 3 conditions. (Michael Abesamra: Yes | Sadie Perdomo: Yes | Erwin Mata: Yes | Richard Rivera: Yes).

Case 4: 447-449 Essex Street

- **Summary:** Located in a B-3 Main Business Zoning District. Petition of God's Good Company LLC / Jessica King Green (447 Essex Street, Lawrence, MA) requesting Variances under Sections 29-16 and 29-18 of the Revised Zoning Ordinance to construct four apartments within an existing commercial building.
- **Hearing Details:** Owners Jessica King Green and Emilio presented the new project. The Chairperson asked for clarification regarding how this project differed from a similar, previously approved project at the site. The applicants noted parking will be located at the Buckley Garage. The Chairperson noted the applicants lacked necessary documentation, specifically architectural plans, and had not clearly stated a hardship. The applicants requested a continuance to provide the architectural plans.
- **Conditions for Continuance:** Submission of architectural plans.
- **Motion:** Erwin Mata motioned to continue the case, seconded by Michael Abesamra.
- **Vote:** Passed unanimously (4-0). (Michael Abesamra: Yes | Sadie Perdomo: Yes | Erwin Mata: Yes | Richard Rivera: Yes).

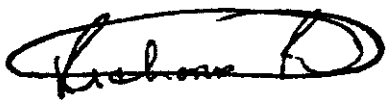
Board Business

- **Ratification of Prior Approval and Acknowledgment of Subsequent Withdrawal (ZBA Case #4173):** The Land Use Planner explained the procedural history for the benefit of new Board members, which was corroborated by Attorney Corrigan. Erwin Mata motioned to withdraw the case, seconded by Sadie Perdomo. The case was withdrawn unanimously.
- **Review of Minutes:** The Chairperson suggested tabling the review of the previous meeting's minutes. A motion to table was made by Sadie Perdomo and seconded.
- **Resignation:** The Board formally received and accepted the resignation of Vice Chairperson Frederick Diaz.
- **Appointment of Vice Chairperson:** The Chairperson suggested Michael Abesamra for the role of Vice Chairperson. Sadie Perdomo motioned to appoint him, which was voted on and passed unanimously.

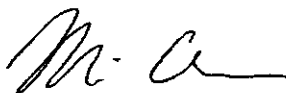
Adjournment

- A motion was made to adjourn the meeting at 7:29 P.M.

Signed:



Richard Rivera, Chair



Michael Abesamra, Vice Chair



Sadie Perdomo, Voting Member



Erwin Mata, Voting Member