

TRANSCRIPT OF PUBLIC RECORD
ZONING BOARD OF APPEALS MEETING
May 28, 2026

This Regular Meeting of the Zoning Board of Appeals, was held in The Great Hall, 41 Pleasant Street, Methuen MA. The meeting was called to order at: 7:04 PM.

Chairman Matthew D'Agostino asked for a moment of silence in memory for all those who have died for our country, and led the pledge of allegiance.

MEMBERS IN ATTENDANCE:

Mr. Matthew D'Agostino, Chairman
Mr. Nicholas Boucher, Vice Chairman
Mr. Philip Cultrera, Member
Mr. Mansour Chaya, Alternate Member
Mr. William Hanefant, Alternate Member

Also, In Attendance:

Gene Walsh, Building Inspector
Lori Moriarty HHSI Clerk III
Petitioners and Representatives

MEMBERS ABSENT:

Mr. Matteo Zingales, Alternate Member
Mr. Jose Frias, Clerk
Mr. Vincenzo Pesce, Member

ROLL OF APPLICANTS:

Juan Hernandez for Yoli Meran: present

ACCEPTANCE OF MINUTES:

1. April 22, 2026

Phil Cultrera made a motion to accept the minutes of April 22, 2026. Nicholas Boucher seconded.

DISCUSSION: NONE

VOTE: UNANIMOUS

NEW BUSINESS:

Application for Variance:

2026-09 Juan T. Hernandez for Yoly Meran

A Variance is required under Section VI-D for a 16' x 16' 2-story addition (already under construction without permits), that is too close to the side setback (required is 15 feet, request is for 5.02 feet) and rear setback (required is 20 feet, request is for 5.28 feet) in a CBD (Central Business District) Zone at **1 RIVER PLACE, METHUEN MA 01844 (PARCEL ID: 614-119-24)**.

Attorney Anthony Copani, with offices at 265 Broadway in Methuen, came forward on behalf of Juan Hernandez for a Variance, to finish construction on a dwelling. Attorney Copani advised the Board that he was retained 3 hours ago by the applicant and has very little knowledge of the petition.

Attorney Copani stated that Yoli Meran purchased property in August 2025 and received a cease and desist order by the building department in October of 2025, for work being done without a permit. Attorney Copani stated that Ms. Meran was under the impression that the work was being done legally by the company she hired. Attorney Anthony Copani asked the Board for a continuance for him to review the application and plans, as well as have an opportunity to speak with the building inspector and abutters about any concerns they may have.

Chairman Matt D'Agostino informed Attorney Copani that he is the 3rd person to come forward representing the petitioner. He further stated that he finds it disrespectful to the Zoning Board members that the petitioner is not prepared. Chairman D'Agostino advised Attorney Copani that he can't ever remember considering denying a request for a continuance, and that the Zoning Board's responsibility is to the abutters and citizens of the neighborhood. He further stated that he doesn't see a continuance having a positive effect on the outcome, with an abutter who is very upset, and he doesn't want to waste time or money. The Chairman noted that the Board members juggled their schedules (due to budget meetings) in order to hear this petition today. Chairman D'Agostino opened up the floor for other Board members to express their feelings on the request.

Nick Boucher stated he would like to hear from the abutter tonight. Chairman D'Agostino said that the abutter can only speak if they are moving forward with the petition. If they decide to deny the continuance, they will provide Attorney Copani the ability to present his case and they will open up public participation.

Attorney Copani stated that based on the Chairman's comments, and with due respect to the Board, he is requesting a withdrawal of the petition. * The Chairman entertained a motion for the petition to be withdrawn. Mansour Chaya so moved and Nicholas Boucher seconded.

DISCUSSION: NONE

VOTE: UNANIMOUS

The petition has been withdrawn without prejudice pursuant to M.G.L c. 40A § 16.

ADJOURNMENT:

There being no further business before the Board, Chairman D'Agostino made a motion to adjourn, and Phil Cultrera seconded.

Discussion: None

Vote: Unanimous

Chairman Matthew D'Agostino adjourned the meeting at 7:15 PM.

Respectfully Submitted,
Lori Moriarty
City Clerk III HHSI

Attachments:

* A formal letter for withdrawal without prejudice, dated June 1, 2026 from Attorney Copani, was added to the record.