



# TOWN OF TEWKSBURY ZONING BOARD OF APPEALS

1099 Main Street  
Tewksbury, MA 01876

Nancy Rego, Chair  
Rob Dugan, Vice-Chair  
Daniel Teixeira, Clerk  
**Associate Members:**  
Michael Farnum  
Joseph Cary

DEPARTMENT OF COMMUNITY DEVELOPMENT

## MEETING MINUTES February 24, 2022

The meeting was called to order by Nancy Rego, Chair, at 6:30 p.m. at the Tewksbury Town Hall. In attendance were Rob Dugan, Daniel Teixeira, Michael Farnum, and Joseph Cary.

### Approval of Meeting Minutes – January 22, 2022

Mr. Dugan noted two corrections in the January 22, 2022, meeting minutes.

**MOTION:** Mr. Teixeira made the motion to approve the January 22, 2022 meeting minutes as amended; seconded by Mr. Farnum and the motion unanimously carried 3-0-1. Mr. Dugan did not take part in this vote as he was not present at the January 22, 2022 meeting.

### CONTINUED HEARINGS

**RCJ Properties, LLC**, for a Special Permit under Section 3231 of the Tewksbury Zoning Bylaws to allow storage of more than one unregistered vehicle on the property as shown on plans filed with this Board. Said property is located on plan filed with this Board. Said property is located at **2532 Main Street**, Assessors Map 94, Lot 66, zoned Commercial.

Present was Carlos Sagastume, owner of RCJ Properties.

The Board members noted that they have conducted individual site visits and noted that the site looks great.

Mr. Farnum asked if the ½ ton truck will be removed and Mr. Sagastume confirmed this and explained he had to use vehicles to block the area as trash was being disposed of. Mr. Sagastume noted that he made the town aware that there were unregistered vehicles on the property and why.

Mr. Sagastume explained that since the last meeting he staged some vehicles and has provided a photograph to the Board. Ms. Rego confirmed the Board is in receipt of this. Mr. Sagastume noted that they were able to fit 30 vehicles with a fire lane, which they are not required to do.

Ms. Rego asked if the applicant is in receipt of Steve Sadwick's email of February 23, 2022 and Mr. Sagastume confirmed this and noted that many of these items were on the application as they are also items that he would like to see. Mr. Sagastume explained that once the weather is warmer, he will install a fence and the vehicles will be behind the fence. Mr. Sagastume noted that most of the vehicles will not be seen as they will be behind the building.

Ms. Rego noted that the conditions set forth by Mr. Sadwick on February 23, 2022 would be made a part of the Board's decision and explained that the Board should determine the number of vehicles that will be allowed to be stored in the back property. Discussion took place on an appropriate number of vehicles and Mr. Sagastume noted that they can fit thirty cars leaving a fire lane. It was the consensus of the Board to allow a maximum of thirty-five vehicles.

**MOTION: Mr. Teixeira made the motion to approve RCJ Properties, LLC, for a Special Permit under Section 3231 of the Tewksbury Zoning Bylaws to allow storage of more than one unregistered vehicle on the property as shown on plans filed with this Board. Said property is located on plan filed with this Board. Said property is located at 2532 Main Street, Assessors Map 94, Lot 66, zoned Commercial, reference shall be made to the conditions set forth by Steve Sadwick on February 23, 2022 and are made a part of this decision, the maximum number of allowed vehicles at one time is thirty-five; seconded by Mr. Farnum and the motion unanimously carried 3-0.  
REGO, TEIXEIRA, FARNUM**

## **NEW HEARINGS**

**George and Lisa Brangiforte**, for a variance under Section 4130, Appendix B, of the Tewksbury Zoning Bylaw, for side yard setbacks to construct a 14' x 24' sunroom and 14' x 16' open deck as shown on plans filed with this Board. Said property is located at **334 South Street**, Assessors Map 95, Lot 157, zoned Residential.

Present was George and Lisa Brangiforte of 334 South Street.

Mrs. Brangiforte explained that they would like to construct a sunroom as well as an open deck as they are outdoor people and like being outdoors often. Mrs. Brangiforte explained that the deck will step up into the four-season room and noted that they would also like to extend the existing stairs on the side of the house from the kitchen to the open deck behind the house.

Mr. Dugan asked if it is off by one foot and Mrs. Brangiforte confirmed this.

Mr. Cary asked if any of the neighbors expressed concerns and Mrs. Brangiforte explained that they reached out to their neighbors before they began anything to get their thoughts and ideas. Mrs. Brangiforte noted that none of have expressed any concerns.

Ms. Rego opened the hearing to the public and no one came forward to comment.

**MOTION: Mr. Dugan made the motion to close both parts of the hearing; seconded by Mr. Cary and the motion unanimously carried 3-0.**

**MOTION:** Mr. Dugan made the motion to approve George and Lisa Brangiforte, for a variance under Section 4130, Appendix B, of the Tewksbury Zoning Bylaw, for side yard setbacks to construct a 14' x 24' sunroom and 14' x 16' open deck as shown on plans filed with this Board. Said property is located at 334 South Street, Assessors Map 95, Lot 157, zoned Residential; seconded by Mr. Cary and the motion unanimously carried 3-0.  
**REGO, DUGAN, CARY**

**3D Builders**, for a variance under Section 4130, Appendix B, of the Tewksbury Zoning Bylaw, for front yard setbacks and a Special Permit under Section 3651 to convert the existing carport into a garage and add a 6' x 12' extension as shown on plans filed with this Board. Said property is located at **215 Maple Street**, Assessor's Map 88, Lot 20, zoned Residential.

Present was Dion DeJesus.

Mr. DeJesus noted that the home was built in the 1950's with an existing carport and explained that he would like to extend the carport and convert it into a garage. Mr. DeJesus explained that the carport is too small to fit the vehicles of today and noted that the home was constructed prior to Martha Ave being constructed.

Mr. Cary asked if the driveway comes straight in off Maple Street and Mr. DeJesus confirmed this. Mr. Cary asked if the carport is currently open, and Mr. DeJesus confirmed this and explained that he would like to enclose it.

Ms. Rego asked if the garage will be the same width as existing. Mr. DeJesus confirmed this and explained that he did not want to encroach any further than it already is.

Ms. Rego opened the hearing to the public and no one came forward to comment.

**MOTION:** Mr. Cary made the motion to close the public hearing; seconded by Mr. Farnum and the motion unanimously carried 3-0.

**MOTION:** Mr. Cary made the motion to approve 3D Builders for a Special Permit under Section 3651 to convert the existing carport into a garage and add a 6' x 12' extension as shown on plans filed with this Board. Said property is located at 215 Maple Street, Assessor's Map 88, Lot 20, zoned Residential; seconded by Mr. Farnum and the motion unanimously carried 3-0.  
**FARNUM, DUGAN, CARY**

**MOTION:** Mr. Cary made the motion to approve 3D Builders for a variance under Section 4130, Appendix B, of the Tewksbury Zoning Bylaw, for front yard setbacks to convert the existing carport into a garage and add a 6' x 12' extension as shown on plans filed with this Board. Said property is located at 215 Maple Street, Assessor's Map 88, Lot 20, zoned Residential, corner of the garage will be 16 feet from the property line; seconded by Mr. Farnum and the motion unanimously carried 3-0.  
FARNUM, DUGAN, CARY

### **New Business**

Mr. Dugan discussed letters the Board is receiving from Attorney Plunkett and suggested reaching out to Town Counsel to research this further and to ensure he is receiving the same correspondence.

### **Old Business**

There was no old business discussed.

### **Adjourn.**

**MOTION:** Mr. Dugan made the motion to adjourn; seconded by Mr. Farnum and the motion unanimously carried 3-0.

**Approved: March 31, 2022**

*List of documents for the 02.24.2022 meeting*

*Documents can be found in the Community Development Office*

**REVISED**

**TOWN OF TEWKSBURY  
ZONING BOARD OF APPEALS  
2/24/2022  
AGENDA**

Town Hall – Main Hall  
1009 Main Street  
Tewksbury, MA 01876  
[Youtube.com/TewksburyTV](https://www.youtube.com/TewksburyTV)

**6:30 P.M.** Call meeting to order

**6:30 P.M.** Approval of Minutes: January 27, 2022  
Zoning Board of Appeals February 24, 2022

- **Meeting Minutes January 27, 2022**

#### **NEW HEARINGS**

- 6:30      **George and Lisa Brangiforte**, for a variance under Section 4130, Appendix B, of the Tewksbury Zoning Bylaw, for side yard setbacks to construct a 14' x 24' sunroom and 14' x 16' open deck as shown on plans filed with this Board. Said property is located at **334 South Street** Assessor's Map 95, Lot 157 zoned Residential.
- **Application Package dated 01/24/2022**
- 6:30      **3D Builders**, for a variance under Section 4130, Appendix B, of the Tewksbury Zoning Bylaw, for front yard setbacks and a Special Permit under Section 3651 to convert the existing carport into a garage and add a 6' x 12' extension as shown on plans filed with this Board. Said property is located at **215 Maple Street** Assessor's Map 88, Lot 20 zoned Residential.
- **Application Package dated 02/02/2022**

#### **CONTINUED HEARINGS**

- 6:30      **RCJ Properties, LLC**, for a special permit under Section 3231 of the Tewksbury Zoning Bylaw to allow storage of more than one unregistered vehicle on the property as shown on plans filed with this Board. Said property is located at **2532 Main Street** Assessor's Map 94, Lot 66 zoned Commercial. *(Continued from 1/27/22)*
- **Letter from Jack Berube**
  - **Letter from Steve Sadwick**

**Old Business**  
**New Business**  
**Correspondence**  
**Adjournment**