



City of Quincy Inspectional Services

Zoning Board of Appeals

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Thomas P. Koch
Mayor

Robert Conlon
Director

ZONING BOARD OF APPEALS **MINUTES**

Location: Quincy City Hall
Boards and Commission Room
1305 Hancock Street
Quincy, MA. 02169
Date: Tuesday, June 24, 2025
Time: 6:00 pm

Meeting called to order at 6:00 PM by Chairman Martin Aikens

Members Present: Vice-Chairman Russell Chin, Jeffrey Frankel, Johnna Barry, Charles O'Brien, John Himmel, ISD Commissioner Robert Conlon and Zoning Clerk Kathleen Griffin

A motion was made by Vice Chairman Russell Chin to waive the reading of the minutes of the Zoning Board of Appeals Meeting of June 10, 2025; the motion was seconded by John Himmel, which was carried unanimously.

OLD BUSINESS:

ZBA-25-20/183 Norfolk Street – Continued from April 27, 2025 & June 24, 2025

- 1) Bonnie Tan of JCBT Architecture, LLC, 606 Washington Street, Quincy, MA. 02169 represented the owner, Jackie Zheng who was present.
- 2) A revised and proposed design plan created by JCBT Architecture, LLC, 606 Washington Street, Quincy, MA. 02169, dated April 16, 2025, was submitted.
- 3) Member Barry asks for the further explanation regarding the changes in the existing kitchen, which is labeled 'Wet Bar' on the plans. Ms. Tan stated the cabinets will be removed, a portion of the countertop removed as well as the stove. New cabinets will be installed, and a smaller sink will be installed.
- 4) Member Barry asks if the concerns regarding the exterior and windows from the previous meeting were addressed. The windows were not addressed by the petitioner and Member Barry feels the proposed second floor windows facing Norfolk Street detract from the cohesiveness of the existing and proposed.

- 5) Vice – Chairman Chin feels the petitioner has met the requests of the Board at the previous meeting, sans the windows, and will be voting in favor of the project.
- 6) Member Himmel will vote in favor of the proposed project if the appearance of the proposed second floor window are altered to better match the existing dwelling. (grid inserts)
- 7) Member Barry echoes Member Himmel’s concerns regarding the proposed windows and would be voting in favor if the above-mentioned alterations were adhered to.
- 8) Mr. Frankel, although no impressed with the design, would vote in favor based on the lack of opposition and effort made by the petitioner to address the Board concerns from the previous meeting.
- 9) Member O’Brien is in favor of the proposed revisions as presented.

Board member John Himmel made a motion and Russell Chin seconded to **GRANT** the Variance.

A motion to accept the motion was carried unanimously in favor.

NEW BUSINESS:

ZBA-25-16/91 Assabet Road

- 1) Brian Travers represented himself and Beth D. Travers, owners.
- 2) An existing plot plan was submitted
- 3) A design plan prepared by David Tonis, Architect, 4 Arista Road, East Bridgewater, MA. 02333, dated November 2024, was submitted.
- 4) The relief sought in this petition is as follows:
 - a. Decrease the front setback from 17.1’ to 9.1’ with the ordinance requirements being 25’.
 - b. Decrease the right-side setback from 7.7’ to .7” with the ordinance requirements being 13’.
- 5) The following individual(s) spoke in favor of the proposed project:
 - a. Ward One Councilor David McCarthy, 48 Whitney Road, Quincy, MA.
- 6) Vice-Chairman Chin acknowledges a communication from the DPW/Engineering Department.
- 7) Vice-Chairman Chin confirms the porch will not be enclosed but it will be roofed, Mr. Travers answers in the affirmative.
- 8) Vice-Chairman Chin confirms there will be living space above the proposed farmer’s porch, Mr. Travers answers in the affirmative.
- 9) Vice-Chairman Chin confirms the position of the staircase will remain the same, Mr. Travers answers in the affirmative.

Board member John Himmel made a motion and Charles O’Brien seconded to **GRANT** the Variance.

A motion to accept the motion was carried unanimously in favor.

ZBA-25-18/85 Upton Street

- 1) Vanessa Fabro of All Matters General Contracting, 92 High Street, DH10, Medford, MA. 02155, began the presentation and Daniel Pierce, owner, stepped in, addressing the Board.
- 2) A proposed and existing plot plan created by Charlestown Land Surveying, LLC, Charlestown, MA. 02129, dated April 27, 2025, was submitted
- 3) A design plan prepared created by Kurt Stavdal, AIA, 25 Falmouth Road, Newton, MA. 02465, dated November 14, 2024, was submitted.
- 4) The relief sought in this petition is as follows:
 - a. Decrease the left side setback from 17.72' to 8.25' with the ordinance requirements being 13'.
- 5) The proposed project will alter the dwelling in the following ways:
 - a. Construct a 9.6' X 12' 5.6" mudroom on the left side of the dwelling as you are looking at the front of the dwelling, which will serve as a second point of egress.
- 6) Vice-Chairman Chin, addressing Vanessa Fabro, asked about the construction process at which point Daniel Pierce addressed the Board. He goes onto stated his family has lived in this house for four years and with four children having a place to land upon entering the house with storage would positively contribute to the quality of life.
- 7) Daniel Pierce continues stating the dimensions of the proposed mudroom is 10' X 12' and Member Frankel questions the continuity of the submitted documents as the measurements vary.
- 8) The Board members, collectively, review and calculate the inconsistent measurements submitted in conjunction with the measurements volunteered by Mr. Pierce.
- 9) Vice Chairman Chin states this petition will be Continued so the owner and contractor can resubmit more accurate measurements.

Board member John Himmel made a motion and Jeffrey Frankel seconded to Continue the petition to July 22, 2025.

A motion to accept the motion was carried --unanimously in favor.

ZBA-25-21/37 Narragansett Road

- 1) Attorney Robert Fleming presented on behalf of the owners, Anthony M. and Kelly A. Scola who were present

- 2) An existing and proposed plot plan created by Claudio Sala of DeCelle-Burke-Sala & Associates, Inc., 1266 Furnace Brook Parkway, Quincy, MA. 02169, dated March 26, 2025, was submitted.
- 3) A proposed design plan created JCBT Architect, 606 Washington Street, Quincy, MA. 02169, dated January 28, 2025, was submitted.
- 4) The relief sought for Lot A (existing parcel) in this petition is as follows: (corner parcel)
 - a. Decrease the Minimum Lot Size from 14, 959 sq. ft. to 7,606 sq. ft. with the ordinance requirements being 7,650 sq. ft.
 - b. Decrease the Minimum Lot Area per Dwelling from 14, 959 sq. ft. to 7,606 sq. ft. with the ordinance requirements being 7,650 sq. ft.
 - c. Decrease the front setback on:
 - i. Narragansett Road to 14.3'.
 - ii. Agawam Road to 15.4'.The ordinance requirements being 25'.
 - d. Decrease the Left Side Setback from 77.8' to 10.2' with the ordinance requirements being 13'.
 - e. Decrease the Garage Setback to 20' with the ordinance requirements being 25'.
- 5) The relief sought for Lot B (proposed parcel) in this petition is as follows:
 - a. Allow for a lot size of 7,358 sq. ft. with the ordinance requirements being 7,650. sq. ft.
 - b. Allow for a Minimum Lot Area per Dwelling to be 7,358 sq. ft. with the ordinance requirements being 7,650. sq. ft.
 - c. Allow the Frontage/Lot Width to be 67' with the ordinance requirements being 85'.
 - d. Allow the Front Setback to be 20' with the ordinance requirements being) 25'.
- 6) The following individual(s) spoke in favor of the proposed project:
 - a. Ward 1 Councilor David McCarthy, 48 Whitney Road, Quincy, MA.
 - b. Ted Burke, 25 Narragansett Road, Quincy, MA.
- 7) Member Himmel acknowledged the communication received from the DPW/Engineering.
- 8) Vice - Chairman Chin clarifies if the existing garage is being moved or demolished and relocated, Ms. Tan states the existing garage will be demolished and reconstructed to the right of the existing dwelling facing Narragansett Road.
- 9) Vice – Chairman Chin inquired if the proposed is comparable with the existing dwellings/lot sizes in the neighborhood. Attorney Fleming states upon the completion of subdividing the existing parcel, both parcels and proposed dwelling will be in conformity with the neighborhood.
- 10) Vice – Chairman Chin inquires what the exterior will be made up of, Ms. Tan states horizontal Hardy Siding will be the overall material due to its low economic impact.
- 11) Member Barry inquires into the current and future ownerships status of both parcels. Mr. Scola, owner of 37 Narragansett Road states he and his family will remain in 37 Narragansett Road and sell the proposed parcel with the plans approved by the Zoning

Board of Appeals, he will not be building he proposed dwelling, the new owner will undertake construction of the proposed.

- 12) Vice – Chairman Chin states generally, subdividing a parcel in a Residence A Zoning District is not encouraged but given its location on a corner and the overall size of the existing parcel he feels it is doable; his sentiment is echoed by Member O’Brien.
- 13) Member Barry inquires into a possible moratorium on Narragansett Road to which Mr. Scola states it was paved in 2019, and the moratorium has expired.
- 14) Member Barry encourages the addition of a garage or shed for storage of seasonal items. Ms. Tan states the basement has walk out egress to which Member Barry replies the egress enters into the finished side of the basement and it is unlikely items like, bikes, lawnmowers, etc. will be brought through the finished side of the basement and would like a second egress to the unfinished side of the basement. Ms. Tan states the proposed basement egress can be widen for access to the unfinished side of the basement for easy storage for seasonal items. Member Barry states either a second egress to the unfinished side of the basement must be created or the proposed egress extended to include access to the unfinished side of the basement. This stipulation will be made a Condition of this document.

Board member John Himmel made a motion and Johnna Barry seconded to Grant the Variance and Finding.

A motion to accept the motion was carried unanimously in favor.

Meeting Adjourned at 6:52 p.m.