



**TOWN OF SAUGUS  
ZONING BOARD OF APPEALS  
SAUGUS, MASSACHUSETTS 01906  
781-231-4030**

**NOVEMBER 2018 AGENDA**

The SAUGUS ZONING BOARD OF APPEALS will hold a public hearing on **MONDAY, NOVEMBER 19 at 7:00 pm**, in the **SAUGUS TOWN HALL, 298 Central Street** (Meeting in the Auditorium on the Second Floor), Saugus. The following petitions will be heard. Petitioner or their representative must be present.

1. On the petition of Darol Duca d/b/a Animal Center, owner of the property at **365 Essex St.** (Lot #48, 76, Plan #1025) seeking a special permit for a freestanding sign measuring 44" x 91" x 10" in a B-1 district and a variance for a 2'2" front yard setback where 30' is required and to be located 10.7' from the right side line and 60" at its highest point.
2. On the petition of Ye and Zhang Family Trust, owner of the property at **44 Broadway** (Lot#156-3, Plan #1041) seeking a variance to relocate an existing entrance sign to have a setback of 3' where 50' is required.
3. On the petition of 24 Broadway Realty Trust, owner of the property at **24 Broadway** (Lot #156-158, Plan #1041) seeking a special permit to alter a pre-existing non-conforming use and structure and a variance for a 20,837 sf lot where 40,000 sf is required and a 94.32' frontage where 100' is required.
4. On the petition of Elio Noti, owner of the property at **319 Lincoln Ave.**, (Plan #2015) seeking a variance to outfit an accessory dwelling in the basement of the house for his parents.

5. On the petition of Hess Realty, LLC/Hess Retail, owner of the property at **240 Broadway**, (Lot #13, Plan#1046) seeking a special permit to replace an existing manual gas price board (in existing free standing sign) to a digital. The numbers are static with no scrolling, flashing and changes less than 1x per day.
6. On the petition of Hess Realty, LLC/Hess Retail, owner of the property at **1252 Broadway**, (Lot #288-291, 285, Plan#2027) seeking a special permit to replace an existing manual gas price board (in existing free standing sign) to a digital. The numbers are static with no scrolling, flashing and changes less than 1x per day.

**TABLED FROM THE OCTOBER MEETING**

7. On the petition of Marc E. Chapdelaine, owner of the property at **539 Lincoln Ave.** (Lot #21, Plan #2009) seeking a special permit for certification of mixed use zoning for a building located in a B1 zone.
8. An application by Saugus Residential LLC for a comprehensive permit to authorize the construction of three hundred (300) rental apartment units in one structure on approximately 28 acres at Rear Broadway (Lot #5-21-32-1-22, Plan #1028), located off **Broadway (Route 1)**.

**THIS MEETING IS TABLED UNTIL THE DECEMBER 17, 2018 MEETING.**

Ben Sturniolo, Chairperson  
Stephanie Puracchio, Clerk  
SA: Nov 8 & 15, 2018