

**Zoning Board of Appeals  
City Council Chambers  
Woburn City Hall  
Wednesday, December 14, 2022 – 6:00 p.m.**

Present: Chair Margaret Pinkham, Member John Ryan (participating virtually), Member Daniel Parrish, Member Edward Robertson, and Member Richard Clancy. Absent: Alternate Member Mark Cavicchi

- 1. Martin Pemaj, 12 Carson Road, Woburn, MA, Petitioner and Landowner, seeking a Special Permit from Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, for an addition to a pre-existing, non-conforming two-family home at 13-15 Conn Street, Woburn, MA, 01801:** Appearing with the petitioner was Armando Rapaj, who said he is the architect for the proposed addition. Chair Pinkham said the addition appears to be a second story over an enclosed porch. Mr. Pemaj said he wants to put an addition on top of the existing kitchen. Chair Pinkham asked if the front of the structure will stay the same. Mr. Pemaj answered affirmatively. Chair Pinkham asked if the entrance to the basement will remain the same. Mr. Pemaj said he plans to renovate the entrance to the basement. Chair Pinkham said the application indicates the house was built before 1920. Mr. Pemaj said further inquiry revealed the house was built circa 1890. Chair Pinkham said the lot is undersized. She said the lot does not have the required frontage. She said the structure does not comply with the front or one of the side setbacks. She said it appears the board does have jurisdiction to grant a special permit. She asked if any other members of the board have questions. Member Robertson asked Mr. Pemaj to provide more details about the addition. Mr. Pemaj said he owns a duplex. He said each side has one kitchen and he is going to build another bedroom and bathroom on top. Member Robertson asked if the red or green lines on the plot plan denote the addition. Mr. Rapaj said the red lines indicate the existing conditions. He said the green lines indicate the addition. Chair Pinkham said the aerial view shows the petitioner intends to remain within the same footprint. Mr. Rapaj said the footprint is the same. Member Robertson asked if the chair will have enough information from the application to write a decision. He said the petition has no description. Chair Pinkham said it appears the applicant is adding a second story. Member Robertson asked if the chair was able to glean that information from what the petitioner and the architect have said. Chair Pinkham said she can write a decision that indicates the applicant is going to put on a second story. She said the plan shows the second floor and the proposed bedroom, and that the footprint is not being extended. Member Robertson said he thinks the petition is poorly written and doesn't describe the relief that is being sought. He said application is unsatisfactory. Member Parrish said he was confused as well. He said document A.2.2 makes it look like the roof was raised. Chair Pinkham asked if the plan is to reorient the whole roof. Mr. Rapaj said they are adding a dormer. Chair Pinkham said Member Ryan has a couple of questions. She said he wants to know how many bedrooms and bathrooms there will be before and after the renovation. Mr. Rapaj said there are now two bedrooms and one bathroom on each side. He said post-construction there will be three bedrooms and two bathrooms in each unit. Mr. Pemaj said there is also a half-bath on the first floor of each unit. Chair Pinkham asked if the water and sewer system can accommodate the

proposed increase in the number of bathrooms. Mr. Pemaj answered affirmatively. Chair Pinkham asked if there has been a survey done to that effect. Mr. Pemaj said he is a plumber. Chairman Pinkham said Member Ryan also wants to know how many parking spaces there will be. Mr. Pemaj said there are four parking spaces now and that number will not change. He said there was a new driveway when he bought the property. Chair Pinkham said Member Ryan would also like to add the standard language that the dwelling must remain a 2-family. She said there is a separate entrance to the basement and the board wants to make sure the basement is not converted into a separate dwelling unit. Mr. Pemaj said the dwelling will remain a 2-family. Chair Pinkham said Mr. Pemaj may not own the property 50 years from now and the board wants to make sure it remains a 2-family. Member Robertson said the affidavit of conformity on the second page is not signed. He said there should be an effort made to at least answer the question on the application. Chair Pinkham asked if anyone in the audience wished to address the board in regard to the petition. There were no respondents. Motion made by Member Parrish and seconded by Member Clancy to approve the special permit based on the drawings and the documents with the standard conditions that will keep the dwelling a 2-family home; Member Clancy, aye; Member Parrish, aye; Member Robertson, nay; Member Ryan, aye; Chair Pinkham, aye; approved, 4-1.

2. **Jared Fallon and Kristen Fallon, 214 School St., Petitioners and Landowners, seeking a Special Permit from Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, for an addition to a single-family home at 214 School St., Woburn, MA, 01801:** Chair Pinkham asked if the proposed addition is confined the front of the house. Mr. Fallon said he is planning to add only to the front. He said there is an existing set of stairs that is 4 feet by 4 feet and he wants to replace them with a new set of stairs that further encroaches two feet into the front yard setback. Chair Pinkham asked if the addition for which the board recently approved a variance has been built. Mr. Fallon replied the addition is almost finished. Motion made by Member Parrish and seconded by Member Clancy to approve the special permit; Member Clancy, aye; Member Parrish, aye; Member Robertson, aye; Member Ryan, aye; Chair Pinkham, aye; approved, 5-0.
3. **Approval of minutes from meeting of November 16, 2022:** Chair Pinkham said she has made corrections to the clerk's version of the minutes and submitted them to him. Motion made by Member Parrish and seconded by Member Clancy to approve the minutes as amended; Member Clancy, aye; Member Parrish, aye; Member Robertson, aye; Member Ryan, aye; Chair Pinkham, aye; approved, 5-0.
4. **Any other matter that may be legally before the Board:** Chair Pinkham asked if anyone on the board has an objection to meeting next on January 18. There were no responses. Chair Pinkham said the board's next meeting will be held on January 18. She asked if the 6 p.m. start time is still convenient. There were no objections to continuing to start the meetings at 6 p.m.
5. **Motion made by Member Parrish and seconded by Member Clancy to adjourn;** Roll call – Member Clancy, aye; Member Parrish, aye; Member Robertson, aye; Member Ryan, aye; Chair Pinkham, aye; approved, 5-0. Chair Pinkham adjourned the meeting 6:29 p.m.

ATTEST:

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Gordon Vincent  
Clerk of the Zoning Board of Appeals