



# ZONING BOARD OF APPEALS

## City of Leominster, Massachusetts

210 LANCASTER STREET  
LEOMINSTER, MASSACHUSETTS 01453

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Stephen A. DeCarolis  
Chairman

### PUBLIC HEARING

TUESDAY, MAY 9, 2023 - 6:30 P.M.

CITY HALL – 25 WEST STREET, LEOMINSTER, MA  
ROOM 10 – SECOND FLOOR

RECEIVED  
LEOMINSTER CITY CLERK  
2023 MAY -4 PM 3: 07

1. Call to Order
2. Continued Cases

**Case #5-23 Khairallah El Hayek** seeks a Special Permit to increase the number of cars for sale (from 11-27) at **91 MAIN ST.** Shown on Assessors Map 24, Lot 1. (A REQUEST HAS BEEN MADE BY APPLICANT TO CONTINUE TO JUNE MEETING. DATE NOT YET DETERMINED.)

**Case #9 -23 Peter Cole** is seeking a Variance to build an attached garage to home at **99 FLAGGLER RD.** Shown on Assessors Map 564, Lot 18.

**Case #10 -23 Lisa Laurano** is seeking a Variance to convert existing garage into living space at **37 HAWLEY AVE.** Shown on Assessors Map 197, Lot 20. (A REQUEST HAS BEEN MADE TO WITHDRAW W/O PREJUDICE BY THE APPLICANT.)

3. New Business

**Case #11 -23 Donald Drury** is seeking a Variance for an undersized lot by proposing to split existing lot for a new building lot at property located at **72 FAIRFIELD RD.** Shown on Assessors Map 367, Lot 4.

**Case #12 -23 Phil Colameta & Kayla Nault** are appealing the decision of the building commissioner who has denied the use of a single-family home for a real estate office at property located at **739 MERRIAM AVE.** Shown on Assessors Map 264, Lot 4.

4. Adjourn

Stephen A. DeCarolis, Chairman