



**CITY OF GLOUCESTER  
ZONING BOARD OF APPEALS  
3 POND ROAD, GLOUCESTER MA 01930**

**ZONING BOARD OF APPEALS  
Meeting Minutes**

August 27, 2026

**Board Members Present:**

Joseph Parisi III, Chairman  
Lauren Norton, Vice Chair  
Michael Nimon  
Peter Cannavo

**Alternate Members Present:**

Ronald E. Wilson  
Axel Ruiz- Absent

**Also in Attendance:**

Natasha Dale, Clerk  
Rob Vicari, Building Commissioner

The Chair introduces the Members and reads from the Open Meeting Law.

**Approval of Minutes:**

Mr. Wilson moves to approve the minutes from the 7/30/2026 and 8/13/2026 meetings as they are written.

Ms. Norton seconds  
All in favor, 4-0

**Consent Agenda:**

Ms. Norton moves approval of the Chair to sign the following decisions.

- a. 40 Eastern Point Blvd.
- b. 12 Andrews Ct.
- c. 5 Dune Ln.
- d. 23 Cliff Rd.

Mr. Nimon seconds  
All in favor, 4-0

Board member Peter Cannavo joins the meeting at 7:03 PM.

### **Continued Applications:**

Application of R. Bartholemew M Driscoll and Heather E M Driscoll seeking a special permit and/ or variance to construct a deck at **8 Angle St., Map 2, Lot 37** in the R-5 zoning district.

Joel Favazza, Seaside Legal Solutions, 123 Main St., is present representing his clients.

Mr. Favazza has requested a continuance to the September 10, 2026 meeting. The amended plans were not submitted before the 72 hour time period.

Mr. Wilson moves to continue the application of R. Bartholemew M Driscoll and Heather E M Driscoll seeking a special permit and/ or variance to construct a deck at **8 Angle St., Map 2, Lot 37** in the R-5 zoning district to the September 10, 2026 meeting.

Ms. Norton seconds  
All in favor, 5-0

### **New Applications:**

Application of Jamie and Benjamin Cevalo seeking a special permit and/or variances to construct an addition to the home and the accessory structure at **21 Walnut St., Map 121, Lot 55** in the R-20 zoning district.

Sal Frontiero, 46 Middle St., is present representing his clients. Sal was newly retained by the clients.

Mr. Wilson moves to continue the application of Jamie and Benjamin Cevalo seeking a special permit and/or variances to construct an addition to the home and the accessory structure at **21 Walnut St., Map 121, Lot 55** in the R-20 zoning district to the 9/24/2026 meeting.

Mr. Nimon seconds  
All in favor, 5-0

Application of Peter Woodhouse seeking a special permit and/or variance to demolish and reconstruct an accessory structure at **6 Munsey Ln., Map 143, Lot 18** in the R-20 zoning district.

Peter Woodhouse, 6 Munsey Ln., is present representing himself.

There is an existing structure that has been on the back of property line since 1970. It was used as a sauna.

The building is decayed and collapsing. Mr. Woodhouse would like to tear down and replace the structure.

Ms. Norton moves to determine there is not an increase in the nonconformity in the application of Peter Woodhouse seeking a special permit and/or variance to demolish and reconstruct an accessory structure at **6 Munsey Ln., Map 143, Lot 18** in the R-20 zoning district.

Mr. Cannavo seconds

All in favor, 4-0

Mr. Nimon recused himself from the vote.

Application of Bobbi and Ben Orlando seeking a special permit and/or variance to construct an addition at **24R Lyndale Ave., Map 219, Lot 68** in the R-20 zoning district.

Ben Orlando, Bobbi Orlando, 24R Lyndale Ave., Gloucester is on zoom representing themselves.

Mr. and Mrs. Orlando are seeking to add an addition to an already non-conforming structure.

The addition being proposed is 26 foot by 14 foot. Mr. and Mrs. Orlando are seeking to add the addition for more living space for their children.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition: none

The chair closes public testimony.

Mr. Cannavo moves to approve the application of Bobbi and Ben Orlando seeking a special permit and/or variance to construct an addition at **24R Lyndale Ave., Map 219, Lot 68** in the R-20 zoning district.

Mr. Wilson seconds

All in favor, 5-0

Application of 36 Whittemore St LLC seeking a special permit and/or variance for change of use and reduction in off-street parking in order to construct an indoor pickleball court complex at **36 Whittemore St., Map 36, Lot 14** in the GI zoning district.

Attorney Megan Breaker, 96 Middle St., Gloucester is present representing her clients.

Ms. Breaker is seeking a special permit for a change of use as the property is currently zoned for office use. Ms. Breaker is seeking to change the zone to a consumer establishment for a health club. Ms. Breaker states that they are also seeking a special permit to lower the number of parking spaces needed.

There is going to be 3 courts on the first floor, and then 3 additional courts on the second floor. The second building is going to be just over 7,000 square feet, and that's going to also have 3 courts and a front desk area.

The main building, will also have a cafe in it.

The occupancy limit per court is 2 to 4 players and each pickleball court is roughly 1,900 square feet.

Additionally, the property owner is leasing 16 spots to the applicants. Those spots are currently not leased. They're not utilized for typical consumers going into the other businesses that are located on the property next door. And the property owner of our property is also the property owner of the property next door, and therefore able to lease those spaces.

Ms. Breaker states that there is potential for a beer and wine license along with the café in the future.

The chair opens public testimony.

**Speaking in favor:**

Pierre C. Rumpf, Esq., 138 Main St., Essex  
John Sommerstein, 1091 Washington St., Gloucester  
Dale Broach, 4 Marmion Wy., Rockport  
William Previdi, 79 Riverview Rd., Gloucester  
Peter Gaston, 7 McLellan St., Gloucester  
Caroline Fitzpatrick, 3 Lighthouse Ln., Rockport  
Bob Watts, 55 Riverside Rd., Gloucester

**Speaking in opposition:**

Allen Smith, 18 Riverside Ave., Gloucester  
Raymond Miller, 49 Riverside Ave., Gloucester  
Jen Brooks, 15 Gloucester Ave., Gloucester  
Patti Knaggs, 13 Gloucester Ave., Gloucester  
Amanda Pacholec, 3 Curtis Sq., Gloucester  
Sarah Morris, 21 Centennial Ave., Gloucester  
Mike Provost, 6 Whittemore St., Apt. 2, Gloucester  
Abe Onorio, 29, 31, 33, 35, 37 Whittemore St., Gloucester  
Paul Dundin, 19 Whittemore St., Gloucester  
Kathleen Unis, 25 Whittemore St., Gloucester  
Marjorie Grace, 14 Hawthorne Rd., Gloucester  
Theresa Curcuru, 27 Whittemore St., Gloucester  
Laurel McIlroy, 28 Riverside Ave., Gloucester  
Rusty Brown., Attorney for Patti Page, 173 Concord St., Gloucester  
Patti Ann Page, 173 Concord St., Gloucester, owner of 4 Gloucester Ave., Gloucester

The chair keeps public testimony open.

Rebuttal:

Ms. Breaker states that she is requesting a continuance to be able to engage with the community as well as make some design changes.

Ms. Norton moves to continue the application of 36 Whittemore St LLC seeking a special permit and/or variance for change of use and reduction in off-street parking in order to construct an indoor pickleball court complex at **36 Whittemore St., Map 36, Lot 14** in the GI zoning district to the October 8, 2026 meeting.

Mr. Wilson seconds

All in favor, 5-0

Application of Brian and Brittany Sohns seeking a special permit and/or variance to construct a front entry at **877 Washington St., Map 126, Lot 9** in the R-20 zoning district.

Ann Convey, 5 Sunset Rd., Gloucester is present representing Brian and Brittany Sohns

Ms. Convey states that they are seeking to redo the front portico and also create a side portico.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition: none

The chair closes public testimony.

Ms. Norton moves to approve the application of Brian and Brittany Sohns seeking a special permit and/or variance to construct a front entry at **877 Washington St., Map 126, Lot 9** in the R-20 zoning district.

Mr. Wilson seconds

All in favor, 5-0

Application of George Grant seeking a special permit and/ or variances to demolish a single family home and rebuild a two family home at **25 Marina Dr., Map 185, Lot 124** in the R-10 zoning district.

Sal Frontiero, 46 Middle St., Gloucester is present representing his clients.

The project will be a tear down and rebuild from a single family structure to a two family structure. The property is nestled in between both commercial and residential areas.

The lot is non-compliant as to lot area. Front yard setback will be eliminated with the rebuild.

Mr. Frontiero's clients will be seeking curb cut permission for the second driveway.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition:

Pat Cusick, 27 Marina Dr., Gloucester

The chair closes public testimony.

Rebuttal:

Mr. Cannavo moves to approve the application of George Grant seeking a special permit and variances to demolish a single family home and rebuild a two family home at **25 Marina Dr., Map 185, Lot 124** in the R-10 zoning district.

Mr. Wilson seconds

All in favor, 5-0

Application of David and Kellie D'Angelo seeking a special permit and/or variance to construct a front porch at **6 Collins Ave., Map 102, Lot 37** in the R-10 zoning district.

Dave D'Angelo, 6 Collins Ave., Gloucester is present

Minor encroachment of about 3.4 feet into the front yard setback to add a safe and functional space in order to build a farmers porch for his family to enjoy the outside with his neighbors.

Collins Ave is a small street with 5 houses on the street all on one side. Across the street is a fenced in cemetery.

Mr. D'Angelo has spoken with all of his neighbors on the street and no one to his knowledge is opposed to the project.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition: none

The chair closes public testimony.

Ms. Norton moves to approve the application of David and Kellie D'Angelo seeking a special permit and/or variance to construct a front porch at **6 Collins Ave., Map 102, Lot 37** in the R-10 zoning district.

Mr. Nimon seconds

All in favor, 5-0

### **Other Business:**

Application of Patricia Doherty seeking a special permit and/ or variance to add a second story at **1000 Washington St., Map 140, Lot 19** in the R-20 zoning district.

The application of Patricia Doherty seeking a special permit and/ or variance to add a second story at **1000 Washington St., Map 140, Lot 19** in the R-20 zoning district is being continued to the September 10, 2026 meeting.

**Adjournment:**

Mr. Cannavo moves to adjourn at 9:16 PM

Mr.Nimon seconds

All in favor, 5-0