

**TOWN OF TEWKSBURY
ZONING BOARD OF APPEALS
02/26/2026
AGENDA**

Town Hall – Main Hall
1009 Main Street
Tewksbury, MA 01876
Youtube.com/TewksburyTV

Town Clerk
Tewksbury, MA

2/19/2026, 3:40:39 PM

6:30 P.M. Call meeting to order

6:30 P.M. Approval of Minutes: January 29, 2026

NEW HEARINGS

- 6:30 **Mark Walsh**, for a variance under Section 5.3.2 of the Tewksbury Zoning Bylaw, to exceed maximum lot coverage to construct 32'x28' addition with 4.54' bulkhead bump out in rear, 6'x28' front farmer's porch & 21.25'x11.87' enclosed rear porch as shown on plans filed with this Board. Said property is located at **10 Floyd Ave** Assessor's Map 24, Lot 14 zoned Residential.
- 6:30 **Robert Mercurio**, for a variance under Section 5.3.2 of the Tewksbury Zoning Bylaw, for front setbacks to construct a 32'x6' front farmer's porch as shown on plans filed with this Board. Said property is located at **32 Moonlight Dr** Assessor's Map 110, Lot 32 zoned Residential.
- 6:30 **Carlos Sagastume**, for a modification to Condition #2 of the Special Permit approved February 24, 2022. Said property is located at **2532 Main St** Assessor's Map 94, Lot 66 zoned South Village Business.
- 6:30 **Avo Asdourian on behalf of Thomas & Ronna Cafarella**, for Variances from Sections 5.3.5 & 5.3.1 E3 of the Tewksbury Zoning Bylaw, for maximum building coverage over 15% & an accessory structure located nearer than 10' from the principal building and within 10' of the side setback to construct an approximately 29'x23' addition as shown on plans filed with this Board. Said property is located at **3 Pinewood Rd** Assessor's Map 72, Lot 73 zoned Transition.

Correspondence

Other Business Not Known at the Time of Posting this Agenda

Adjournment

Meeting materials can be searched by street address on the Town's web-based permitting system, OpenGov: <https://tewksburyma.viewpointcloud.com/>

**Next Meeting: March 26, 2026
MEETINGS ARE TELEVISED ON COMCAST CHANNEL 6
AND VERIZON CHANNEL 33**