



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

MINUTES

Wednesday, February 5, 2020 at 6:00 pm

City Council Chambers

93 Highland Avenue, City Hall 2nd Floor

Somerville, Massachusetts

Board Members present: Susan Fontano (Chair), Danielle Evans (Clerk), Elaine Severino, Josh Safdie, Anne Brockelman, Drew Kane (Alt.)

Board Members absent: none

Planning & Zoning Division staff present: Charlotte Leis

Meeting was opened at 6:00 pm.

OTHER BUSINESS

Ms. Evans made a motion to go into executive session to discuss 453 Somerville Avenue litigation. Ms. Severino seconded. Motion passed 6-0.

PUBLIC HEARINGS

DRA#2020-0016 (continued from January 22, 2020)

175 Beacon St

Chair Fontano informed the applicant that the Board wants to receive plan sets earlier, and not at the beginning of the meeting. If possible, she wants all materials they need to review in the packets that Planning staff sends out before the ZBA meeting.

Chair Fontano clarified that the site has red brick faux chimneys now, but that all 6 proposed chimneys will match whatever design the Board chooses. She noted that at the last meeting the majority of the Board preferred the red brick over the grey. Asked whether the cleaning equipment cabinet on the roof will be remaining or removed. Applicant said the cabinet will be staying and that the red brick will be a faux red brick that is compatible with RFID technology.

The Board added a condition requiring that the existing 3 faux chimneys be replaced at same time as the new ones are installed and that all 6 chimneys will be faux red brick. The Board also modified proposed condition #1 to reflect the plans they received at the meeting.

Ms. Evans made a motion to approve the request for a special permit. Ms. Severino seconded. Motion passed 6-0.

ZBA2018-124-R1

15 Mossland St

Ms. Brockelman recused herself from the case because she is within 300' of the property.

Proposal attorney Richard di Girolamo explained why the structure had been demolished despite the original plans indicating that portions of it were supposed to remain and that they now needed to revise condition #1 of the original decision to reflect the changes in the plan set. Proposal architect Tanya Carriere noted that the architectural plans show what was supposed to remain. Mr. Safdie said the new plans show windows near the lot line being eliminated and clarified that they could've retained the windows if they were existing but cannot put them back in now that it's been demolished. Ms. Carriere confirmed that was correct.

Chair Fontano opened the hearing for public comment. Mary Ghioni (10 Mossland St) said that she has no objection to the proposal but wanted to clarify that the house was never two units. Ms. Evans noted that there were inconsistencies in the old staff report about the number of units existing in the house. Armon Ghioni (10 Mossland St) said that the building was supposed to be the same height as neighboring houses, and that the applicant never planned to keep existing walls. Chair Fontano asked the applicant who the contractor was. Ms. Carriere said it was Contempo Builders. Ms. Evans asked whether the building will get taller. Ms. Carriere said it will not be taller than was already approved by the Board. Chair Fontano asked if there will be a height difference between this house and the neighboring ones. Ms. Carriere said this building will be slightly taller.

Meredith Porter (104 Josephine Ave) said he didn't see any indication on the plans that the foundation was being replaced, and asked whether the same work is being proposed as in the original decision. Mr. Safdie said that while plans do sometimes show foundation changes, it is not necessary.

Ms. Evans made a motion to approve the request to revise the original decision. Mr. Safdie seconded. Motion passed 6-0.

Ms. Evans made a motion to close the hearing. Ms. Severino seconded. Motion passed 6-0.

Meeting was adjourned at 7:30pm.

Plans and reports are available to view in person in the Planning Office, 3rd Floor of City Hall or at the City of Somerville website via the following link: <https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

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