



City of Somerville

ZONING BOARD OF APPEALS

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

MINUTES

Wednesday, August 19, 2020 at 6:00 pm

GoToWebinar

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, this meeting of the Zoning Board of Appeals was conducted via remote participation. We will have an audio recording available upon request as soon as possible after the meeting.

Board Members present: Susan Fontano (Chair), Danielle Evans (Clerk), Josh Safdie, Anne Brockelman

Board Members absent: Elaine Severino

City staff present: Charlotte Leis, Rebecca Cooper

Meeting was opened at 6:08pm.

PUBLIC HEARINGS

40B2020-001 (continued from August 5, 2020)
34 North St (Clarendon Hill)

Cory Mian, applicant, requested a continuance to September 2, 2020 as they continue to work with staff to finalize the conditions.

Ms. Evans made a motion to continue the case to September 2, 2020. Ms. Brockelman seconded. The Board took a roll-call vote: Anne Brockelman - aye; Danielle Evans – aye; Susan Fontano - aye; Josh Safdie - aye. Motion passed 4-0.

DRA2020-0134
374a Medford Street

Rachel Murphy explained that she is looking to open a brick and mortar bakery and coffee shop to expand from the existing pop-up in Union Square for that has operated for 18 months. The new location is 575sf, two-thirds of which is kitchen area.

Chair Fontano noted that the Board received two emails in support of this project.

Councilor Clingan said the applicant has full support of the neighborhood; the change of use is minor considering it used to be pizza place, and the applicant has covered every base and neighborhood concern. Neighborhood is very much in support and the use will be great addition.

Meredith Porter (104 Josephine Ave) said he is familiar with Gilman Square and is in favor of this application. He said that the new zoning requires certain things to be posted on the city website prior to notice of public hearing, and that certain things needed to be included in the staff report. He felt that those requirements had not been met.

Ms. Cooper said that everything required to be posted or included in the staff report for the use special permit had been. Chair Fontano said that if staff found there had been an error it would be addressed.

Ms. Evans noted that no conditions had been included in the staff report, but that it is rare to approve a project without conditions.

Ms. Cooper said she had reviewed project with the Director and staff felt that there were no conditions needed but are happy to include any that the Board feels are necessary.

Chair Fontano said that under the old code use special permits would have conditions related to trash, number of seats, hours, etc. Ms. Cooper said that the applicant has included information about some of those topics, but staff did not feel that any of those conditions were necessary.

The Board asked for a staff report with conditions for the next meeting; they want to make sure that they aren't missing anything.

Ms. Evans made a motion to continue the case to September 2, 2020. Ms. Brockelman seconded. The Board took a roll-call vote: Anne Brockelman - aye; Danielle Evans – aye; Susan Fontano - aye; Josh Safdie - aye. Motion passed 4-0.

Ms. Evans made a motion to adjourn. Ms. Brockelman seconded. The Board took a roll-call vote: Anne Brockelman - aye; Danielle Evans – aye; Susan Fontano - aye; Josh Safdie - aye. Motion passed 4-0.

Meeting adjourned at 6:30pm.