



City of Somerville

ZONING BOARD OF APPEALS

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

MINUTES

Wednesday, October 14, 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), Elaine Severino, Josh Safdie, Anne Brockelman

Board Members absent: none

City staff present: Charlotte Leis (Planner), Dan Bartman (Senior Planner), Rebecca Cooper (Senior Planner)

Meeting was opened at 6:01 pm.

Ms. Evans made a motion to approve the September 30, 2020 minutes. Ms. Severino seconded. The Board took a roll-call vote: Anne Brockelman - aye; Danielle Evans - aye; Elaine Severino - aye; Susan Fontano - aye; Josh Safdie - aye. Motion passed 5-0.

DRA2020-0052 (continued from September 16, 2020)
345 Medford St

Richard DiGirolamo requested to withdraw without prejudice the variance application before the ZBA. Last Thursday the City Council rezoned this property to MR6.

Ms. Evans made a motion to approve the request to withdraw the application without prejudice. Ms. Severino seconded. The Board took a roll call vote: Susan Fontano - aye; Danielle Evans - aye; Anne Brockelman - aye; Josh Safdie - aye; Elaine Severino - aye. The motion passed 5-0.

ZBA2013-39-R1-10/2020
34 St James Ave

Mona Kotecha and Nikhil Shanbhag appeared before the Board. The original condition was related to the Floor Area Ratio (FAR) requirements under the old zoning code, but that requirement does not exist under the new zoning ordinance. Removing this condition will allow them to use the basement as permitted by the new zoning code.

Chair Fontano asked for public comment.

Ms. Leis noted that prior to the hearing the Board had received written comments in support of the request from John and Cynthia Sundy (225 Morrison Avenue), Cindy He (32 St James Ave), Becky Lopes-Filho (30 St James Ave #1), Subash Pereira (16 St James Ave), Susanne Gerson (21 St James Ave), Gian

Pangaro (223 Morrison Ave), Walter Alfaro (address not given), and Sidd and Catherin Pattanayak (1 Benton Road).

No one present at the meeting indicated that they wished to speak.

The Board had no concerns with the requested revision.

Ms. Evans made a motion to remove Condition #10 from the previously granted Special Permit. Ms. Severino seconded. The Board took a roll-call vote: Anne Brockelman - aye; Danielle Evans – aye; Elaine Severino – aye; Susan Fontano - aye; Josh Safdie - aye. Motion passed 5-0.

Ms. Evans made a motion to adjourn. Ms. Severino seconded. The Board took a roll-call vote: Anne Brockelman - aye; Danielle Evans – aye; Elaine Severino – aye; Susan Fontano - aye; Josh Safdie - aye. Motion passed 5-0.

Meeting adjourned at 6:15pm.