



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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ANNE BROCKELMAN, *ALT.*

**ZONING BOARD OF APPEALS MINUTES**

**East Somerville Community School Auditorium, 50 Cross Street, Somerville, MA**  
**Wednesday, October 24, 2018**  
**6:00 P.M.**

**Previously Continued to a Future Date**

<b>51 McGrath Highway (ZBA 2017-46)</b>	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. IA Zone. Ward 2.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 1/3, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4, 4/18, 5/2, 6/6, 6/20, 7/18, 8/8, 9/5, 10/3
Staff Recommendation:	Denial
ZBA Action:	Voted on October 3, 2018 to continue the application to November 7, 2018.
Current Status:	Voted on October 3, 2018 to continue the application to November 7, 2018.



<b>11 Fiske Avenue (ZBA 2018-109)</b>	
Applicant:	Jason Santana, North American Development, LLC
Property Owner:	Genevieve M. Belew
Agent:	N/A
Legal Notice:	Applicant, Jason Santana, North American Development, LLC, and Owner, Genevieve M. Belew, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure through the upward and linear extension of the non-conforming left side yard setback, increasing the GFA by more than 25%. Number of units to increase from one to two. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Denial
ZBA Action:	Voted on October 3, 2018 to continue the application to November 7, 2018.
Current Status:	Voted on October 3, 2018 to continue the application to November 7, 2018.

**Previously Opened Cases that are Requesting a Continuance**

<b>312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)</b>	
Applicant:	Robert Gillig and Christine Cuttitta
Property Owner:	Robert Gillig and Christine Cuttitta
Agent:	N/A
Legal Notice:	Applicants / Owners, Robert Gillig and Christine Cuttitta, seek a Special Permit pursuant to conditions of a previous ZBA Decision (ZBA 2005-53) and under SZO §7.11.a.c, §4.4.1, and §9.13 for parking relief to make alterations to a nonconforming structure by constructing an addition and establishing a sixth residential unit on the site. RC Zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18, 8/8, 8/22, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to December 12, 2018.
The Applicant submitted a written request to continue the application to December 12, 2018. Rick Rossetti made the motion to continue the application to December 12, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>41 Thorndike Street (ZBA 2018-81)</b>	
Applicant:	Robert J. Granara, Jr.
Property Owner:	Robert J. Granara, Jr.
Agent:	N/A
Legal Notice:	Applicant and Owner, Robert J. Granara, Jr. seeks special permits to construct dormers within the side yard setbacks under §4.4.1 and §8.5 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	8/8, 8/22, 9/5, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	



<b>12 Quincy Street (ZBA 2018-90)</b>	
Applicant:	Jennifer Park, Eric Shea, and Tatum Smigliski
Property Owner:	Jennifer Park, Eric Shea, and Tatum Smigliski
Agent:	N/A
Legal Notice:	Applicants and Owners, Jennifer Park, Eric Shea, and Tatum Smigliski, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding two decks off of the existing rear stairs. RB Zone. Ward 2.
Date(s) of Hearing(s):	8/8, 8/22, 9/5, 10/3, 10/17, 10/24
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>1252 Broadway (ZBA 2018-38)</b>	
Applicant:	Eric J. Silva
Property Owner:	Eric J. Silva
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, Eric J. Silva, sees Special Permits under §4.4.1 of the SZO to alter a non-conforming property by increasing the Gross Floor Area (GFA) by more than 25%, increase the number of dwelling units from three to 5, construct a dormer within the right side yard setback. Parking relief under Article 9 of the SZO. RC zone. Ward 7.
Date(s) of Hearing(s):	9/17, 10/3, 10/17, 10/24
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>45 Kent Street (ZBA 2017-90)</b>	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Owner and Applicant, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three; under §4.4.1 to increase the non-conforming left side yard setback, and for an upward extension of both the non-conforming rear and non-conforming left side yard setbacks by increasing the height of the building by approximately 10 feet; to increase the FAR and GFA by more than 25%; Parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	8/22, 9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	



<b>144 Highland Avenue (ZBA 2018-97)</b>	
Applicant:	Matthew McCarthy and Gregory McCarthy
Property Owner:	Matthew McCarthy and Gregory McCarthy
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Matthew McCarthy and Gregory McCarthy, seek a Special Permit per SZO §4.4.1 and §7.11.1.C to construct an addition greater than 25% of the existing gross floor area to a nonconforming structure in order to establish a fifth dwelling unit on the site. A Special Permit per SZO 9.13 is also being sought for parking relief. RC Zone. Ward 3.
Date(s) of Hearing(s):	9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 28, 2018.
The Applicant submitted a written request to continue the application to November 28, 2018. Rick Rossetti made the motion to continue the application to November 28, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>150 Hudson Street (ZBA 2018-71)</b>	
Applicant:	Michael Santangelo
Property Owner:	Michael Santangelo
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Michael Santangelo, seeks a Special Permit with Site Plan Review (SPSR) to build a second principle structure on the same lot. Proposal includes increasing the number of dwelling units from two to three, remove existing garage structure and renovate existing residential dwelling. RC & RB zones. Ward 5.
Date(s) of Hearing(s):	7/18, 8/8, 8/22, 9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	

**New Cases to be Opened that are Requesting a Continuance**

<b>26 Ossipee Rd (ZBA 2018-113)</b>	
Applicant:	Todd Billet
Property Owner:	Todd Billet
Agent:	N/A
Legal Notice:	Applicant and Owner, Todd Billet, sees Special Permits under §4.4.1 of the SZO to alter a non-conforming property by constructing a roof deck on top of a single-story garage on the property line. RZ zone. Ward 7.
Date(s) of Hearing(s):	10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	



<b>378-382 Highland Ave (ZBA 2018-121)</b>	
Applicant:	Sohia's Greek Pantry Norht O/B/A Opa Greek Yeeros, Inc
Property Owner:	Christos Poutahidis Management, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, Sohia's Greek Pantry Norht O/B/A Opa Greek Yeeros, Inc., and Owner, Christos Poutahidis Management, LLC, seeks a Special Permit under § 4.5 of the SZO to expand existing resaurant space into a vacant storefront and increase seating capacity. Parking relief under Article 9 of the SZO. NB zone. Ward 6.
Date(s) of Hearing(s):	10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	

### **Previously Opened Cases to be Heard**

<b>24 Dane Avenue (ZBA 2018-75)</b>	
Applicant:	24 Dane Ave., LLC
Property Owner:	24 Dane Ave., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9.RB zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8, 8/22, 9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>27 Gilman Street (ZBA 2018-112)</b>	
Applicant:	Jason Sachs & Elif Soyer
Property Owner:	Jason Sachs & Elif Soyer
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants/Owners, Jason Sachs & Elif Soyer, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure by converting a two-family to a three-family. Parking relief under Article 9. RB zone. Ward 1.
Date(s) of Hearing(s):	10/3, 10/17, 10/18, 10/24
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	



<b>11 Sanborn Avenue (ZBA 2018-83)</b>	
Applicant:	Anthony Dopazo
Property Owner:	Anthony Dopazo
Agent:	N/A
Legal Notice:	Applicant and Owner, Anthony Dopazo, sees special permits to alter an existing, non-conforming structure including, but not limited to, relief under §4.4.1 of the SZO for non-conforming front and side yard setbacks, Article 9 for parking. RB zone. Ward 3.
Date(s) of Hearing(s):	9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	None at this tie
ZBA Action:	Voted on October 24, 2018 to conditionally approve the application.
<p>The Applicant presented the case.</p> <p>Meredith Porter had a number of issues with the application. The legal notice says Residence B not Residence A. The staff report was updated at 10:33p last night. The meeting was not announced until last Thursday. The legal notice was out at October 10th.</p> <p>Issues about the water, this was a perfectly nice house owned by previous residence. Now its excavation gravel and it looks a mess. The only building permit approved so far is unit 2, not structural wood, which hasn't been approved. The plans are confusing, missing the existing roof. The Staff report states the property is steps from Broadway—it's in Union Square. There is a systematic issue with the process of cases.</p> <p>Alex Mello states the meeting was properly noticed. He has no concerns the meeting was not properly advertised.</p> <p>The Applicant stated he met with Alderman Ben, and thought a neighborhood meeting wasn't warranted. He did reach out to neighbors, and left notes. He feels like that was addressed and heard with regards to water, 3 or 4 weeks ago.</p> <p>Susan Fontano wants to know why Mr. Porter, where are the neighbors tonight? Is there written testimony from them? There are no abutters besides Mr. Porter. That aside, Susan Fontano states engineering needs to look into the water and figure out where it is coming from.</p> <p>Elaine Severino stated she was at the site, and a neighbor saw her. The property was a mess. This neighbor knew about the hearing and chose to not come. If the neighbor had any concerns, she would have been here.</p> <p>Richard Rossetti made a motion to approve the request with conditions. Elaine seconds the motion. ARTICLE 9 is not necessary. Motion passed 5-0.</p>	



<b>28 Fitchburg Street (ZBA 2018-99)</b>	
Applicant:	Sherman and Goldman Realty Trust
Property Owner:	Sherman and Goldman Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Owner/Applicant Sherman and Goldman Realty Trust, seeks a Special Permit with Site Plan Review under SZO §5.2 to change a warehousing use to an office/R&D use of more than 10,000sf and a Variance under §5.5 for 16 parking spaces. IA zone. Ward 2.
Date(s) of Hearing(s):	9/17, 10/3, 10/17, 10/24
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
<p>Adam Dash presents the case.</p> <p>Bill of 1 Fitchburg St, is in support of the application. He has submitted detailed material of how the neighborhood functions including traffic. He does not see an enormous issue with parking as the use is perfectly appropriate for office and R&amp;D uses. He also would like to know about the variance and what the interrelationship of the permit is. What is the expected procedure?</p> <p>Sarah Lewis explains the definition of a variance as well as the procedure.</p> <p>Alden Zac, 1 Fitchburg St, is the owner/occupant. He is in full support of the change of use and welcomes change to the neighborhood. However, he is in opposition of variance as he has specific concerns regarding parking study not being done during the school year. DCI conducted that study. Alden Zac did not address his letter to the applicant; therefore the applicant was unaware of this concern.</p> <p>Susan Fontano states the report is not meaningful as it does not give an accurate representation if it only includes the summer months. She suggests another study be done so that the Board may feel more comfortable making a decision. Susan also adds that these busses are taking up space citizens could be using.</p> <p>Jeffery Sherman owner of these buildings explains the Eastern Bus Company has contracts within the metropolitan area, (from Wellesley to chestnut Street) that use the unpaved lot of 20,000 sf. They also have more contracts and busses that use the on street parking. He states the busses are taking up all of the parking.</p> <p>Josh Safdie questions if the Staff's interpretation of existing use has led us to believe it was one per 500? The use in the ordinance would require one space per 500, which means there is no parking relief needed. The parking demand is the same therefore the variance requested isn't necessary. There is no parking relief needed—therefore the parking study is not needed. The study was to appease abutters concerns regarding parking. Now knowing this, the applicant is willing to withdraw the Variance portion. The Staff will continue to update the report.</p> <p>Robert Guss, an abutter, states the lot isn't big enough. They all park on the street during school day.</p> <p>Polly Pook owns, lives and works in Brick Bottom. She's in approval with conditions, and of the variance but none of the trustees were able to come. They did raise concerns about parking. She is not on the board, but through context—she states Brick Bottom is dealing with many impacts. As part of those projects they are losing parking spaces. She hopes to possibly get more in the future. The pressures have been great on many issues is traffic and parking.</p> <p>Sarah Lewis is to check the calculations and follow-up with the bus company to figure out what contracts are there.</p> <p>Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.</p>	



<b>28 Chestnut Street (ZBA 2018-100)</b>	
Applicant:	Lawrence Realty 28 Chestnut LLC
Property Owner:	Lawrence Realty 28 Chestnut LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Owner/Applicant Lawrence Realty 28 Chestnut LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to change a warehousing use to an office/R&D use of more than 10,000sf and a Variance under §5.5 for 16 parking spaces. IA zone. Ward 2.
Date(s) of Hearing(s):	9/17, 10/3, 10/17, 10/24
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Sarah Lewis is to check the calculations of this variance in regards to parking, to confirm there is no variance needed.	
Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	

### **New Cases to be Opened and Heard**

<b>35 Dane Ave (ZBA 2018-116)</b>	
Applicant:	Richard Klancer & Catherine Klancer
Property Owner:	Richard Klancer & Catherine Klancer
Agent:	N/A
Legal Notice:	Applicants and Owners, Richard Klancer & Catherine Klancer, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by adding a large rear addition that increases the GFA by more than 25%. Special Permits for parking relief under Article 9. RB zone. Ward 2.
Date(s) of Hearing(s):	10/24
Staff Recommendation:	Conditionally approved.
ZBA Action:	Voted on October 24, 2018 to withdraw the application without prejudice.
The Applicant submitted a written request to withdraw the application without prejudice. Rick Rossetti made the motion to withdraw the application. Elaine Severino seconded. Motion passed 5-0.	

<b>17 Fremont St (ZBA 2018-61)</b>	
Applicant:	Yinhai Yang & Mei Bai
Property Owner:	Yinhai Yang & Mei Bai
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicants & Owners, Yinhai Yang & Mei Bai, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the GFA by more than 25%, constructing an addition within the left side yard setback. Parking relief under Article 9.
Date(s) of Hearing(s):	10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
The Applicant submitted a written request to continue the application to November 7, 2018. Rick Rossetti made the motion to continue the application to November 7, 2018. Elaine Severino seconded. Motion passed 5-0.	





<b>1154 Broadway (ZBA 2018-78)</b>	
Applicant:	Anuj Pradhan, Trustee of 1154 Broadway Realty Trust
Property Owner:	Anuj Pradhan, Trustee of 1154 Broadway Realty Trust
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant / Owner, Anuj Pradhan, Trustee of 1154 Broadway Realty Trust, seeks a Special Permit with Site Plan Review per SZO §7.11.10.5.b and Variances per Article 8 (dimensional requirements) and Article 9 (parking) of the SZO to construct a 75-room hotel with a first floor coffee shop and rooftop restaurant. NB Zone. Ward 7.
Date(s) of Hearing(s):	10/24
Staff Recommendation:	SPSR: Conditional Approval V: Unable to Recommend
ZBA Action:	Voted on October 24, 2018 to conditionally approve the application.



Alderman Katjana Ballantyne makes a statement regarding the previous development and current proposed plans. She supports this project wholeheartedly and after the neighborhood meetings there has been much support.

Lisa owns a home on Newbury Street. She is in favor of development, but has concerns she would like to voice. She loves design but the height of building. Concerned about how that is in relation to rest of buildings in Teal Square. She did not know about community meetings so did not attend.

Rich D'Girolamo states it is higher than most in square. Fair to say a four- story hotel would not work.

John Russel 21 Clarendon Avenue states there will be an impact on property values in that area. Who wants to buy a house next to a hotel?

Rich D'Girolamo states, it's a substantial investment. It's going to add value. He cannot imagine it would result in negative impacts.

Richard Rossetti's opinion is that they would rather have a hotel then a mess. Given the site, contamination and high risk, once you start development that becomes the owners. Someone that takes on that responsibility needs a money maker project. A hotel is likely the only thing that will go here because it is substantial enough to cover the risk.

Susan Fontano states none of us know for real estate. Here's a gentleman (the Applicant) that has invested already in that square. She thinks her property is going to go up. Elaine Severino comments about the possible property values. Her house is in Porter near a hotel and it has been very successful. So successful that another hotel is coming. Richard Rossetti also makes the point that he's invested in the neighborhood.

John, at 7 Newbury Street, is always having issues with parking. He can't see that getting any better.

Henry Rieke 22 Clarendon is in opposition. What happens to the building if this project fails? Concerned with sound. Has not spoken with alderman.

William J. Murphy, speaks in favor of hotel. It's time we've had development there.

Jay, 1188 on Broadway. They like it but he does not care for the traffic. The ideal of such structure beautiful as it is, it would be great if it was elsewhere. It will only contribute to the traffic issue. Anything to address traffic issue would be helpful.

Henry Rieke 22 Clarendon asks "Where is the staff of this hotel parking?"

The Applicant states, it's reasonable that folks would be living in the area that work there. They would walk, bike or use public transportation.

June Hinkely 1188 Broadway. Reiterating concerns about height of building. She has a view of Boston, and just moved here. The light factor, how does that affect the fourth floor. Light is important. She's has the phobia of close spaces. There's a lot of traffic. Concerned with traffic. Talked of Alex Mello, she just sees overall more congestion. Parking concerns.

Rick Rossetti's only issue is clarendon. Could the traffic light- maybe have left arrow turn signal? Alex Mello states they could put in a condition to help the signal timing via Mike Tremblay along with signage that states "Do not block intersection". Condition number 17.

Elaine Severino would like planters around the glass area and around where the benches are. Condition #11 should elaborate. Shall be shown on the final landscape on the Broadway property line and hardscape plaza on Broadway in Clarendon.

Rick Rossetti made the motion to conditionally approve the application and variance while adding a 33<sup>rd</sup> condition. Elaine Severino seconded. Motion passed 5-0.



<b>108 Gilman St (ZBA 2018-120)</b>	
Applicant:	Anthony J. Rossi, Trustee of 108 Gilman Realty Trust
Property Owner:	Anthony J. Rossi, Trustee of 108 Gilman Realty Trust
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, Anthony J. Rossi, Trustee of 108 Gilman Realty Trust, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming property by increasing the GFA by more than 25% through the construction of a large addition intended to appear as a separate dwelling house, construction of front steps and new addition within the non-conforming front yard setback. Special Permit under §7.11 of the SZO to increase the number of units from two to four. Special Permit under Article 9 of the SZO for parking relief. BA zone. Ward 1.
Date(s) of Hearing(s):	10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to conditionally approve the application.
Rick Rossetti made the motion to conditionally approve the application. Elaine Severino seconded. Motion passed 5-0.	

<b>34 Spring St #4 (ZBA 2018-119)</b>	
Applicant:	Hatice Baser
Property Owner:	Hatice Baser
Agent:	N/A
Legal Notice:	Applicant/Owner, Hatice Baser, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by constructing a roof deck above an existing rear two-story portion of the structure. RA Zone. Ward 3.
Date(s) of Hearing(s):	10/17, 10/24
Staff Recommendation:	Conditionally approved.
ZBA Action:	Voted on October 24, 2018 to conditionally approve the application.

<b>515 Somerville Ave (ZBA 2018-122)</b>	
Applicant:	YEM Somerville Ave, LLC, c/o Jordan Warshaw
Property Owner:	DEVB LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, YEM Somerville Ave, LLC, c/o Jordan Warshaw, and Owner, DEVB LLC, seeks a Special Permit with Site Plan Review per SZO §7.11.10.5.b and Variances per Article 8 (dimensional requirements) and Article 9 (parking) of the SZO to construct a 164-room hotel with a first floor restaurant. BA/RB Zone. Ward 2.
Date(s) of Hearing(s):	10/17, 10/24
Staff Recommendation:	SPSR: Conditionally approved V: Unable to recommend.
ZBA Action:	Voted on October 24, 2018 to conditionally approve the application.



The Applicant presented the case.

Steve Saragusa- provided the traffic study.

Alderman Scott states: He is impressed with the Architect and Design Team, as they have listened to feedback. He is in support of this project- especially regarding the Hotel and Airbnb. The issues were addressed. Dennis Sullivan. The, he's happy with the trees. He is in support of this project. In support of this one and 1154 Broadway.

Bob Divitio, 15 Cyclone Street, states Somerville had previous problems, used to flood. Do we have the resources to support this big hotel regarding electricity, drinking water and gas? He is not in support of this project.

Susan Fontano states they have engineering and utilities for that type of work.

Alex Mello adds this project would be subject to payments and DPW and impact to the sewer system. There is no known water shortage. Generally those permits come after.

David Hill, 16 Park Place, was at the community meeting. He likes those changes. If there is anything to help neighborhood have access to those amenities, such as the pool, the neighborhood would really appreciate that. Regarding traffic, it gets backed up pretty quick usually blocks the exit. He adds, seeing rats through the neighborhood during construction would be bothersome.

Sophie Litzwatch, 17 Park Place, asks what the timeline of this is. The applicant states, permitting will take a half year, and anticipates breaking ground the beginning of next summer.

The Board has concerns about drop off- signs. Alex Mello states Mike Tremblay says ideally there would have been a cutoff but that would cause safety concerns with bike and traffic lanes. He would prefer signs to let divers know they cannot drop people off.

The Board requests to add language for the traffic and to strike the last sentence of that condition. The intent of the condition was to direct people onsite.

Richard Rossetti says it's a much needed project. Susan Fontano agrees and she likes the comments. It will change the aesthetics of the area and is exciting.

Richard Rossetti makes motion to conditionally approve the applicant's request for the variance, amending condition 17, and striking "Somerville Avenue". Rick Rossetti made the motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.

**Other Business:**

*Plans and reports are available at the City of Somerville website at the following link:*  
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

