



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
SARAH LEWIS, *SENIOR PLANNER*
SARAH WHITE, *CITY PLANNER / PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*
MONIQUE BALDWIN, *ADMINISTRATIVE ASSISTANT*
CHARLOTTE LEIS, *PLANNING INTERN*

MEMBERS

ORSOLA SUSAN FONTANO, *CHAIR*
RICHARD ROSSETTI, *CLERK*
DANIELLE EVANS
ELAINE SEVERINO
JOSH SAFDIE
ANNE BROCKELMAN, *ALT.*

ZONING BOARD OF APPEALS MINUTES

Aldermanic Chambers, City Hall, 93 Highland Avenue
Wednesday, November 28, 2018
6:00 P.M.

Elaine Severino and Rick Rossetti absent.

Previously Continued to a Future Date

51 McGrath Highway (ZBA 2017-46)	
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, 11/7. 11/28
Staff Recommendation:	Denial
ZBA Action:	Voted on November 7, 2018 to continue the application to January 9, 2018
Current Status:	The Applicant submitted a written request to continue the application to January 9, 2018.



312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)	
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, 11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to December 12.
Current Status:	Voted on October 24, 2018 to continue the application to December 12.

Previously Opened Cases to Request a Continuance

45 Kent Street (ZBA 2017-90)	
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, 11/7, 11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

11 Fiske Avenue (ZBA 2018-109)	
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, 11/7, 11/28
Staff Recommendation:	Denial
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	



144 Highland Avenue (ZBA 2018-97)	
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, 11/7, 11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

150 Hudson Street (ZBA 2018-71)	
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, 11/7, 11/28
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

12 Quincy Street (ZBA 2018-90)	
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, 11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	



378-382 Highland Ave (ZBA 2018-121)	
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, 11/7, 11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

New Cases to Request a Continuance

503-505 Medford Street (ZBA 2018-129)	
Applicant:	Sophia S. Thakali
Property Owner:	Broadway Investment
Agent:	N/A
Legal Notice:	Applicant, Sophia S. Thakali, and Property Owner, Broadway Investment, seek Special Permits under Article 7 of the SZO to increase the square footage of an existing restaurant by expanding into adjoining commercial space. Relief under Article 9 for parking. NB zone. Ward 5.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

38-40 Windsor Road (ZBA 2018-133)	
Applicant:	Dalfior Development, Inc.
Property Owner:	38-40 Windsor Road, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Dalfior Development, Inc., and Owner, 38-40 Windsor Road, LLC, seek special permits under §4.4.1 of the SZO to increase the non-conforming FAR, increase the non-conforming rear yard setback, extend a dormer within the right side yard setback, open porches within the front yard setback. RA zone. Ward 6.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	



81-83 Alpine Street (ZBA 2018-141)	
Applicant:	Elan Sassoon
Property Owner:	Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust, seek special permits under §4.4.1 to alter a non-conforming property by increasing the GFA by more than 25%, extending the non-conforming front yard setback to the right and into the side yard. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

61 Myrtle Street (ZBA 2018-140)	
Applicant:	Elan Sassoon
Property Owner:	Rupesh S. & Laxmi Lama
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owners, Rupesh S. & Laxmi Lama, seek special permits under §4.4.1 of the SZO to alter a non-conforming property by reducing the rear yard setback, increasing the GFA by more than 25%. Unit count will increase from two units to three units. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

Previously Opened Cases to be Heard

1252 Broadway (ZBA 2018-38)	
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, 11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	



24 Dane Avenue (ZBA 2018-75)	
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, 11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018
<p>The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.*</p> <p>*Since many abutters were present, Danielle Evans made a motion to reopen the public portion of testimony. Seconded by Josh Safdie. Motion approved 4-0.</p> <p>Ryan Falvey (27 Dane Avenue) the proposed project is not consistent with the rest of the neighborhood. Parking and massing is a concern. He would prefer a two unit structure instead.</p> <p>Jennifer Kimball (23 Dane Avenue) was not sure the emails were acknowledged. Four issues are a concern for the neighbors: privacy, parking, flooding, and the character of the neighborhood.</p> <p>David Bedoya (3 Hodgeman Place) main concern with privacy. The increased traffic is a concern with two young children.</p> <p>Linda Schlossberg (20 Dane Avenue) is concerned with privacy.</p> <p>Susan Fontano has closed the public portion of testimony.</p>	

28 Chestnut Street (ZBA 2018-100)	
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, 11/7, 11/28
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018
<p>The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.</p>	



28 Fitchburg Street (ZBA 2018-99)	
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, 11/7, 11/28
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

27 Gilman Street (ZBA 2018-112)	
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, 11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to approve the request for Special Permit with conditions.
Richard D. DiGirolamo provided an overview of the project.	
Anne Brockelman asked if the Applicant had received letters of support for this case. The Applicant confirmed they received three letters.	
Danielle Evans stated “this is a sympathetic way to add a small unit”. She notes the one and a half paces of parking relief is reasonable.	
Danielle Evans made the motion to approve the application with conditions. Anne Brockelman seconded. Motion Approved 4-0.	



395 Alewife Brook Parkway (ZBA 2018-40)	
Applicant:	395 ABP
Property Owner:	G.E. & M. Auto Service, Inc
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, 395 ABP, LLC and Owner, G.E. & M. Auto Service, Inc., seek a Special Permit with Site Plan Review (SPSR) to construct a four-story, 23-unit residential building. Affordable units to be provided under Article 13 of the SZO. Special Permit for parking relief and to provide compact spaces under Article 9 of the SZO. NB zone. Ward 7.
Date(s) of Hearing(s):	11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to approve the request for Special Permit with Site Plan Review with conditions.
<p>Richard D. DiGirolamo provided an overview of the project.</p> <p>Josh Safdie states visitor parking is going to require an accessible space. He recommends a condition that states spot #5 as the access isle and that either #4 or #6 be an accessible space. He is fine with the project otherwise. Sarah White recommends the Board condition that the transformer be moved.</p> <p>Anne Brockelman questioned the reason the Applicant switched from commercial to residential. The Applicant states the neighborhood was very concerned with commercial space.</p> <p>Danielle Evans made the motion to approve the application with conditions with Plans A22-18. Anne Brockelman seconded. Motion Approved 4-0.</p>	



New Cases to be Opened and Heard

50-54 Murdock Street (ZBA 2018-19)	
Applicant:	Roberto Grieco
Property Owner:	Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, Roberto Grieco, and Owner, Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust, seek a special permit with site plan review per SZO §7.3 to construct a new ten-unit residential building and a special permit per SZO §9.13 for parking relief. RB Zone. Ward 5.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
<p>The Applicant provided an overview of the project.</p> <p>Imran Khan (56 Murdock St) has lived in the neighborhood for 15 years. He welcomes the development however, notes it's at the bend of the street and the property lines are complex. Based on his own survey, there are discrepancies between property line surveys provided by the Applicant. He feels the scale of the building is not in keeping with the neighborhood and ten units are a lot. The proximity blocks views, he has concerns about the roof deck that hovers above building he lives in, and he is concerned with noise, privacy, and parking. Currently there is one on street parking spot will be lost with the development. It's a net loss of four spots in that area. The he is concerned with drainage issues, and not having continuous sidewalks.</p> <p>Michael Canny (34 Murdock St) the sidewalk is a concern, especially if there will be children at this large development. At the moment firetrucks struggle to get around that bend. He doesn't want to be back here someday after an accident has occurred.</p> <p>Ryan Guiday (53 Murdock St) builds upon the point of safety. He is also concerned with safety regarding no sidewalks. Would like to see support for the streetscape plan to include sidewalks.</p> <p>Meredith Porter (104 Josephine Ave) the dimensional table is confusing to him that the lot area per dwelling unit 2,007sf per unit, but the lot area is 15,000 (1534). Discrepancy.</p> <p>Alderman Niedergang expressed he's not overly enthusiastic about it; however he is not opposed to it. He hopes the Board will hold the developers to a high standard. There's not enough green space (there are no trees on Murdock Street) and no space to walk. He's concerned with the front building façade- even with the indentation it's too close to the curb, and step up, shadow, privacy issues, etc.</p> <p>Danielle Evans is in favor of creating a sidewalk.</p> <p>Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.</p>	



68 Pearson Avenue (ZBA 2018-134)	
Applicant:	68 Pearson Somerville, LLC
Property Owner:	68 Pearson Somerville, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant / Owner, 68 Pearson Somerville, LLC, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by finishing the basement, reconfiguring the interior floor plans, and removing/creating new window openings. RA Zone. Ward 5.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to approve the request for Special Permit with conditions.
Richard D. DiGirolamo provided an overview of the project.	
Danielle Evans made the motion to approve the application with conditions. Anne Brockelman seconded. Motion Approved 4-0.	

68 Dimick Street (ZBA 2018-151)	
Applicant:	David Shepherd
Property Owner:	David Shepherd
Agent:	N/A
Legal Notice:	Applicant/Owner, David Shepherd, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure to reconstruct an existing rear deck to include egress stairs. RB Zone. Ward 2.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to continue the application to December 12, 2018.
The Applicant submitted a request to continue the application to December 12, 2018. Danielle Evans made the motion to continue the application to December 12, 2018. Anne Brockelman seconded. Motion Approved 4-0.	

7 Spring Hill Terrace (ZBA 2018-153)	
Applicant:	Cory and Marta McAlister
Property Owner:	Cory and Marta McAlister
Agent:	Gerard McAlister
Legal Notice:	Applicant / Owner, Cory and Marta McAlister, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by constructing a rear dormer, side entry, and patio. RA Zone. Ward 3.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to approve the request for Special Permit with conditions
The Applicant provided an overview of the project.	
Danielle Evans made the motion to approve the application with conditions. Anne Brockelman seconded. Motion Approved 4-0.	



134-136 Oxford Street (ZBA 2018-155)	
Applicant:	Oxford Real Estate Group, LLC
Property Owner:	Oxford Real Estate Group, LLC
Agent:	Sarah Like Rhatigan, Esq.
Legal Notice:	Applicant / Owner, Oxford Real Estate Group, LLC, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by enclosing rear porches. BA Zone. Ward 2.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 28, 2018 to approve the request for Special Permit with conditions
<p>The Applicant provided an overview.</p> <p>Meredith Porter (104 Josephine Avenue) noted on the front page of the plans, the square footages don't add up. The area in Somerville states as 2,160sf as opposed to 2,832sf. He urges applicants to be more careful when submitting applications in the future.</p> <p>The Applicant stated the architect was being pushed to finish before the surveyor had done the survey. Alex Mello noted the numbers that were used to calculate the FAR are in fact, correct.</p> <p>Josh Safdie noted the last page of the plans show that the Applicant has re-divided those spaces and leaving 5' openings (section 102 proposed plans that shows bedroom, study, living room). The existing plans EX-102 living, dining, panty and bedroom states they are adding a study. The zoning definition of a study means it could be converted to a bedroom. He is concerned.</p> <p>Alex Mello states if the bedrooms became studies, then parking would not change. It's important that these floorplans are constructed and used accordingly. If they are used any differently that could be problematic for the Applicant.</p> <p>Josh Safdie states we have to abide by the bedroom in the Zoning Ordinance. However, this is an enforcement issue. Danielle Evans shares Josh Safdie's concerns.</p> <p>Susan Fontano is concerned with exterior materials. Alex Mello states the Applicant will work with the Planning Staff to make sure the siding is not vinyl. Susan Fontano would like to elaborate on condition number three to say "final exterior materials shall be reviewed by Planning Staff".</p> <p>Danielle Evans made the motion to approve the application with conditions. Anne Brockelman seconded. Motion Approved 4-0.</p>	

Other Business:

Danielle Evans made the motion to approve the following minutes and 2019 ZBA Calendar.

- Approve October 17, 2018 meeting minutes
- Approve October 24, 2018 meeting minutes
- Approve November 7, 2018 meeting minutes
- Approve 2019 ZBA Calendar

Seconded by Anne Brockelman. Motion passed 4-0.

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>

