



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING DIVISION

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SARAH WHITE, *CITY PLANNER / PRESERVATION PLANNER*
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MEMBERS

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

ZONING BOARD OF APPEALS MEETING MINUTES

City Hall, Aldermanic Chambers, 93 Highland Avenue, Somerville, MA
Wednesday, April 18, 2018
6:00 P.M.

Josh Safdie and Pooja Phaltankar were absent.

45 Kent Street: (Case #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):	10/18, 11/8, 11/29, 1/3, 1/31, 2/14, 3/7, 3/21, 4/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
Voted on April 4, 2018 to continue the application to May 2, 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
Staff Recommendation:	None at this time
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
	Voted on April 4, 2018 to continue the application to May 2, 2018.

14 Pearl Street (ZBA 2018-23)	
Applicant:	Adragna Dedic, LLC
Property Owner:	Adragna Dedic, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Adragna Dedic, LLC, propose increasing the number of units on the property from one to three. The Applicant/Owner also seeks special permits under §4.4.1 of the SZO to increase existing non-conformities including, but not limited to, the Gross Floor Area (GFA) by more than 25%, increase the Floor Area Ratio (FAR) by more than 25%. Parking relief sought under §9.13 of the SZO. Applicant proposes increasing the number of units from one to three. RB zone. Ward 1.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	None at this time
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
	Voted on April 4, 2018 to continue the application to May 2, 2018.

24-28 Mount Pleasant Street: (Case #ZBA 2017-11)	
Applicant:	Warren A. Chaille, Trustee of the Chaille Trust
Property Owner:	Warren A. Chaille, Trustee of the Chaille Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Warren A. Chaille, Trustee of the Chaille Trust, seeks a Special Permit under Section 7.3 of the Somerville Zoning Ordinance (SZO) to relocate, renovate, and construct an addition to the existing two-family dwelling to create a six-unit dwelling building. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/7, 6/21, 7/12, 8/2, 8/16, 9/6, 10/4, 10/18, 11/8, 11/29, 1/3, 1/31, 3/7, 3/21, 4/4, 4/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
	Applicant submitted a written request to continue the application to May 2, 2018. Richard Rossetti made a motion to continue the application to May 2, 2018. Elaine Severino seconded the motion. The motion to continue the application to May 2, 2018 was approved 5-0 with Josh Safdie and Pooja Phaltankar absent.



51 McGrath Highway: (Case #ZBA 2017-46)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under Section 7.11.12.4.c and Section 5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,880 gross square feet. The Applicant and Owner also seek a Variance under Article 12 of the SZO for signage. 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
Staff Recommendation:	Recommends denial
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Applicant submitted a written request to continue the application to May 2, 2018. Richard Rossetti Richard Rossetti made a motion to continue the application to May 2, 2018. Elaine Severino seconded the motion. The motion to continue the application to May 2, 2018 was approved 5-0 with Josh Safdie and Pooja Phaltankar absent.	

140 & 150 Line Street (Case #: ZBA 2017-83)	
Applicant:	Inman Square Properties, LLC
Property Owner:	Inman Square Properties, LLC
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant & Owner, Inman Square Properties, LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to remove the existing non-conforming asphalt surface parking lot and replace with 8 residential dwelling units in two structures under SZO §7.2, §7.3, §7.5, and §7.10. Parking relief is also required under §9.13. Zone RB. Ward 2.
Date(s) of Hearing(s):	1/17, 1/31, 2/14, 3/7, 4/4, 4/18
Staff Recommendation:	None at this time
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti Richard Rossetti made a motion to continue the application to June 6, 2018. Anne Brockelman seconded the motion. The motion to continue the application to June 6, 2018 was approved 5-0 with Josh Safdie and Pooja Phaltankar absent.	

42 East Albion Street (ZBA 2018-24)	
Applicant:	Anthony Griseto
Property Owner:	Anthony Griseto
Agent:	N/A
Legal Notice:	Applicant/Owner, Anthony Griseto, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by enlarging the roof and extending it over the front porch and constructing two dormers. RA Zone. Ward 4.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	None at this time.
ZBA Action:	--



Applicant submitted a written request to continue the application to May 2, 2018. Richard Rossetti made a motion to continue the application to May 2, 2018. Elaine Severino seconded the motion. The motion to continue the application to May 2, 2018 was approved 5-0 with Josh Safdie and Pooja Phaltankar absent.

95-97 Cross Street (ZBA 2018-05)	
Applicant:	Daiza Ferreira Souza Almeida
Property Owner:	Daiza Ferreira Souza Almeida
Agent:	N/A
Legal Notice:	Applicant and Owner, Daiza Ferreira Souza Almeida, seeks a special permit under §4.4.1 to extend a preexisting nonconformity to legalize a fence. RB Zone. Ward 1.
Date(s) of Hearing(s):	3/21, 4/4, 4/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard
Richard Rossetti read a memo from Alexander Mello into the record. Daiza Souza, Applicant/Owner, provided an update that she visited another site and liked that design. Danielle Evans said outreach needs to go out to fence companies that clarifies the rules and regulations around building fences in Somerville. Richard Rossetti made a motion that the Board approve with an additional condition that changes are made according to the memo prepared by Alex Mello dated April 18, 2018. Elaine Severino seconded the motion. The special permit was conditionally approved 5-0 with Josh Safdie and Pooja Phaltankar absent.	

55-57 Marshall Street (ZBA 2018-16)	
Applicant:	Daniel Santos
Property Owner:	Federico Guerino
Agent:	N/A
Legal Notice:	Applicant, Daniel Santos, and Owner, Federico Guerino, seek special permits under §4.4.1 of the SZO to alter the rear roof line on a non-conforming structure. RB zone. Ward 4.
Date(s) of Hearing(s):	3/21, 4/4, 4/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard
Daniel Santos, Applicant and contractor, provided an overview of the proposed project to alter the rear roof line of a nonconforming structure. Federico Guerino, owner, Domenic Federico, owner's brother, also present. No public testimony. There were no Board comments. Richard Rossetti made a motion that the Board approve the request. Elaine Severino seconded the motion. The special permit was conditionally approved 5-0 with Josh Safdie and Pooja Phaltankar absent.	

118-124 College Avenue: (Case #ZBA 2017-88)	
Applicant:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Property Owner:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Agent:	N/A
Legal Notice:	Owner, Lacourt Realty, LLC, c/o Mouhab Rizkallah, seeks a Special Permit with Site Plan Review under §7.3 of the SZO to increase the number of dwelling units from four to seven (including one affordable unit), §4.4.1 to extend existing non-conformities, and relief under Article 9 including special permits for parking on a separate lot and shared driveway access to parking. RB zone. Ward 4.



Date(s) of Hearing(s):	9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 12/13, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4, 4/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard
<p>Dr. Mouhab Rizkallah provided an overview of the proposed project and the latest updates on the permeable paver/drainage situation of the site. Elaine Severino, does the email need to be read into the record? Sarah White, commenter wished that the record not be read into the record. Meredith Porter, Josephine Avenue resident, said the ZBA and Planning Staff role is to represent Somerville residents. Is concerned about landscaping and site permeability, parking, affordability, large swaths of asphalt, no basement plan, site plans not stamped, crushed stone and heat pumps should not be counted toward landscaping, trees should be added, landscaped percentage not measured properly, and mentioned historic permitting on the property. Ron Perry would like to renew his objection to the proposal. Anne Brockelman was not present on March 7th and did not listen to the audio recording; will not be able to vote tonight. Richard Rossetti, only outstanding item was waiting to hear from Alderman Davis and receiving a stamped landscape survey and the Board had received both. Danielle Evans also missed that meeting but did listen to the audio recording. Richard Rossetti made a motion that the Board approve the applicant's request. Elaine Severino seconded the motion. The special permit was conditionally approved 4-0 with Anne Brockelman abstaining and Josh Safdie and Pooja Phaltankar absent.</p>	

130 Walnut Street (ZBA 2018-39)	
Applicant:	Justin Rank of 134 Walnut Street
Property Owner:	Garrett Realty
Agent:	N/A
Legal Notice:	Applicant, Justin Rank of 134 Walnut Street, seeks an Administrative Appeal under §3.1.9, §3.2, and §3.2.3 of the SZO and M.G.L. Chapter 40A §8 of a decision by the Inspectional Services Department (ISD) to issue a building permit for the property at 130 Walnut Street. The owner of 130 Walnut Street is Garrett Realty. RB zone. Ward 4.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	Uphold ISD Decision
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
<p>Richard Rossetti made a motion to continue the application to May 2, 2018. Elaine Severino seconded the motion. The motion to continue the application to May 2, 2018 was approved 5-0 with Josh Safdie and Pooja Phaltankar absent.</p>	



Justin Rank, Applicant, provided an overview of his administrative appeal that the building permit issued by the Inspectional Services Department (ISD) should not have been issued because it needed a Special Permit from the Zoning Board of Appeals. Mr. Rank stated that the proposed average grade was miscalculated and the height of the building is over the allowed height prescribed by the Somerville Zoning Ordinance. The plans that were approved by ISD depict a four-story building and should have required a Variance. The demolition should have gone through the Historic Preservation Commission (HPC). The construction of the dormer does not meet the SZO definition of a dormer.

Alderman White supports the Applicant and his challenge of the building permit. Alderman Rossetti also supports the appeal. The changes are substantial construction and doesn't believe the zoning allows for people to raise the grade to building a higher building. Hannah Habduck, 132 Walnut Street, contesting the issuance of the building permit. Believes that the slope is large. Her garage and driveway are part of the slope. Their retaining wall was crumbling and damaged her driveway and garage. Alderman Clingan spoke in support of the Appellant. He also stated that he has had problems on the site with construction practices, debris and the like. Carlos Chaves (8 Bradley Street), abutter to 14 Bradley Street, another project being worked on by Garrett Realty, spoke positively about the contractors. Rosemary Marano, an abutter to 130 Walnut spoke in support of the Appellant's petition to have the building permit by ISD rescinded. Rosemary Marano spoke about the problems they have seen on the property during the construction process. Noted that she contacted the fire department and ISD and that she spoke to Planner White.

Susan Fontano, opened in Sept. 2017. Carried to March 2018 then they Withdrew Without Prejudice. Neighborhood residents complaining about the conditions of the site. Has all of that construction happened since March 7 (Hans reply: yes). Anne Brockelman, wants to make sure they understand the history. Board felt it was too large and was redesigned to make it smaller enough to be as-of-right. (George Proakis reply, yes). Sarah White, some of the roof was taken off but it was being rebuilt to the same pitch, form, height, and style and would not have to go to the HPC for review. The dormer is an appendage to the roof and does not change the height of the original roof line. Susan Fontano, does the dormer need a special permit? (reply: Hans Jensen, dormer conforms to the setback requirements). Garrett Einis, property owner, read a letter into the record. Submitted an engineer's report regarding the 15 foot slope rule and has an insignificant slope. Has to take the roof down to properly reconstruct it. Susan Fontano, a lot of precautions should have been taken care of prior to the demolition such as the construction fence. Danielle Evans, needs more information on the by-right permit. Had a question about the prior legal notice. Proposal reduced to less than 25% GFA and dormer redesigned to comply with setback. Special Permit to increase from 2-3, which is allowed as-of-right. Also, no special permit for parking relief. Is the addition going to match the roof plane? (Hans Jensen reply: yes, same height all across the back). Curious to know what the height is on the addition. Danielle Evans, having the plans will help the next time. Anne Brockelman: unable to comment without looking at the drawings of the as-of-right permit to see if the height was raised. Is it by-right or not? (Sarah White reply, ISD has determined it is by-right) Is the retaining wall in the plans? (Hans Jensen reply, yes). Sarah White will provide the Board with the as-of-right permitting set for the next meeting. Danielle Evans: definition of significant slope is not defined, it will be helpful to find out how ISD has determined such in the past. Alderman White, does not see the term significant slope defined in the ordinance. Would ask the Staff to look deep into that term and how it is interpreted. Sarah White: the term insignificant slope is defined in the ordinance. Ald. White, the plans show that the roof is getting taller. (SW reply: they are showing a measurement of the dormer). Garrett Einis, engineer report shows that the project complies with the insignificant slope definition.

Richard Rossetti made a motion that they continue to May 2, 2018. Elaine Severino second the motion. The motion to continue the application to May 2, 2018 passed 5-0 with Josh Safdie and Pooja Phaltankar absent.

1 Earle Street (A.K.A. 2 Harding Street MBL 97-B-19) – Boynton Yards Building 1 (ZBA2018-20)	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. O'Donnovan, Esq.



Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Variance under SZO §5.5 for exceeding maximum building height, increased F.A.R, and reduced parking in order to replace an existing surface parking lot with a 10-story commercial building containing 139,000sf of office/retail/R&D uses with a 14,000sf basement. A Special Permit with Site Plan Review from the Planning Board under SZO §5.2 (PB2018-03) is separately requested. Zone TOD-55. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard
The notes for 1 and 2 Earle Street will be taken together as the two buildings are being discussed as part of the same project. See below.	

2 Earle Street (A.K.A. MBL 97-B-26 subplot of 153 South Street) – Boynton Yards Building 2 (ZBA2018-21)	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Variance under SZO §5.5 for reduced parking in order to replace an existing gravel storage lot with a 9-story commercial building containing 224,300sf of office/ R&D uses and 10,700sf of retail/arts-related uses. A Special Permit with Site Plan Review from the Planning Board under SZO §5.2 (PB2018-04) is separately requested. Zone TOD-135. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard
The notes for 1 and 2 Earle Street will be taken together as the two buildings are being discussed as part of the same project. See below.	

Notes for 1 and 2 Earle Street

Attorney Sean O'Donovan explained the proposal. He noted that all of the variances needed for these Earle Street projects would go away under the new zoning ordinance should the new ordinance pass. The approval of variances this evening would allow for the applicant to go in front of the Planning Board tomorrow not (April 19, 2019) for their approvals as TOD sites are under their authority. However, any variances for any site must be granted by the ZBA.

Chair Fontano stated that the buildings should be addressed separately. Atty. O'Donovan stated that the presentation they had ready for this evening was prepared such that the two buildings were presented together as they each play off the other. Atty. O'Donovan stated that he understood that the ZBA must vote on each of the properties separately. Chair Fontano was ok with how the presentation would be delivered and that she just wanted everyone to understand that these were two separate properties.

John Fenton from DLJ, the developer, presented a PowerPoint presentation that explained the project. The architect for the project presented the design for the two sites. The environmental engineer described the testing and remediation for the site. Ward 2 Alderman J.T. Scott spoke in favor of the project. George Proakis, Planning Director, explained some of the process behind how the two Earle Street building proposals came to be. Chair Fontano opened the floor to public comment.



Tori Antonino, resident of Boston Avenue and member of Union Square Neighborhood Council and Green and Open Somerville. Likes the proposal for green roofs. Wants to know where any civic space might be. Encouraged applicant team to consider vegetative walls and habitat for wildlife. Rehabilitating ecosystem is something she hopes will be incorporated into the design.

Chair Fontano opened up discussion among the Board.

Anne Brockelman asked George Proakis to explain how we would ensure that the open space proposed in the master plan would come to fruition. GP explained that the three primary owners of the property in Boynton Yards were convinced that the future of their success there depended on commercial components of the development in the Yards. Proakis stated that the City wants Boynton Yards to have quality open space. Proakis stated that the distribution of open space in Boynton Yards might not be equally distributed among each of the landowners. Proakis stated that those who contribute less open space will have to contribute more toward water and sewer, those who contribute more will contribute less. Proakis noted that the specifics of this will be worked out in the future.

Rick Rossetti asked Proakis about water and sewer issues in the South Street area. Rossetti asked if these issues were going to start being addressed through this project. Proakis noted that mitigating sewerage and stormwater issues in this area is all interconnected and this is the start of addressing these issues throughout the City.

Danielle Evans stated that she was trying to reconcile all of the plans that she had in front of her. She stated that Somerville is very under-sourced with regard to open space. She stated that she also understood that the task before them was to look at height, parking, and FAR.

Elaine Severino asked if the parking was only going to be under building 2. Asked how many spaces. Mr. Fenton stated that 233 spaces would be provided. Elaine Severino asked how many spaces the proposal came up short. Mr. Fenton stated that the project is trying to meet the parking requirements for the new zoning. Proakis noted that there is a cap on parking in this area. The goal is to management the commercial tenants into a position whereby they use other modes of transportation other than cars. Proakis stated that the developer's plans were done such that the parking garage could be expended underground in the future, even under some future open space areas. Proakis stated that overall it would be 25% under-parked. Elaine Severino asked if buildings 3, 4, and 5 were to be developed in the future, would they have to share the parking proposed just for 1 and 2 Earle Street? Proakis stated that the underground parking garage would be expanded when those additional buildings were constructed.

Chair Fontano asked where the next Green Line stops would be after Lechmere. Proakis stated that the next stop would be Union Square. Chair Fontano asked how the Green Line would be accessed from these buildings. Proakis said that it would be a walk from the buildings and a walk through the transitional area. Atty. O'Donovan noted that they were within a ¼ mile of the Green Line stop.

Chair Fontano asked how long it would take to build the two buildings. Mr. Fenton stated that it would depend on phasing and sequencing, but the first building would be about 18 months and the second building would be 24-30 months. He stated that the first building could be started as early as this fall. Chair Fontano wanted to know if the position of the City was to wait and see what the other two land owners in the Yards were going to do with their property. He thought those other owners were waiting for the new zoning to see how it works. He also noted that these other landowners were in a different position than DLJ as the other owners were currently operating active businesses on their sites in the Yard. Proakis stated that both of the other land owners were involved in the conversations regarding redevelopment of this site. Chair Fontano asked when the new zoning would go before the Aldermen. Proakis stated that it was before them now, that a comment period was open until the end of May and that the BOA had until the end of August to vote. Proakis stated that, if the BOA did not vote by then, that the City would re-submit the proposal.

Rick Rossetti stated that while he needed another meeting to look over the proposal and discuss it, he was very encouraged by what had been presented thus far.

Chair Fontano stated that the proposal was very well presented and that she was very encouraged as well. She also stated that she wanted another meeting to look things over.



Chair Fontano asked the Board if they wanted to vote tonight. RR stated that if the rest of the Board wanted to go forward, he was ok with it as well. Chair Fontano noted that she was ready to go forward. AB nodded that she was ready to go forward tonight.

Danielle Evans asked a question about a parking condition. Proakis explained that they wanted the developer to have enough flexibility to their parking that it would lead them into the new zoning and to be able to have some that is paid or not if they so choose. He wanted to give them flexibility in how they managed their parking resource.

Danielle Evans asked was “accessory parking” meant. Proakis stated that it referred to using parking in ways other than how it was originally assigned, for example, a resident could use a parking space that was originally assigned as a commercial space.

Elaine Severino stated she was ready to vote as well.

Richard Rossetti stated that the property went way back to the time when there were slaughterhouses there and that it had been underutilized for many years. Richard Rossetti stated that in this day and age, they (the ZBA) needs to be a little flexible on approving the variances.

Richard Rossetti made a motion to approve variances for 1 Earle Street as conditioned with conditions amended in a staff memo of 4-18-2018. Elaine Severino seconded. Motion passed 5-0. (Anne Brockelman voting in lieu of Josh Safdie.)

Richard Rossetti made a motion to approve variances for 2 Earle Street as conditioned with conditions amended in a staff memo of 4-18-2018. Motion passed 5-0. (Anne Brockelman voting in lieu of Josh Safdie.)

Richard Rossetti commended all parties for the well-prepared presentation they provided to the Board.

76 School Street (ZBA 2018-34)

Applicant:	Summer Living, LLC
Property Owner:	Summer Living, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant/Owner, Summer Living, LLC, seeks a Special Permit under SZO §7.3 and §7.11.2.b to perform a special residential conversion to convert a portion (approximately 1,593 square feet) of the previously approved (ZBA 2016-55) office space into a third dwelling unit. RA Zone. Ward 3.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

Attorney Adam Dash provided an overview of the proposal. Stephen Azar described the changed to the project which is to change one of the two office spaces into a residential unit. Tim Dineen of 259 Lowell Street spoke in favor of the work being done at 76 School Street (Mr. Dineen noted that he used to live on Avon Street.) The Board did not have any questions and noted that they had no issues with the proposed changes. The motion to approve with conditions was made by Rick Rossetti and seconded by Elaine Severino. The motion passed 5-0 with Josh Safdie and Pooja Phaltankar absent.

11 Preston Road (ZBA 2018-22)

Applicant:	K&K Development, Inc.
Property Owner:	K&K Development, Inc.



Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, K&K Development, Inc., seeks a Special Permit under Section §4.4.1 to alter a nonconforming structure with alterations that include constructing dormers, finishing the basement, and enclosing an existing side first level porch. RB Zone. Ward 2.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard
Attorney, Richard DiGirolamo, provided an overview of the proposal. Architect, Jai Singh Khalsa, provided an overview of the architectural elements of the proposal. There was no public testimony. No board comments. RR made a motion to conditionally approve. Elaine Severino seconded. The motion passed 5-0 with Josh Safdie and Pooja Phaltankar absent.	

26 Glendale Avenue (ZBA 2018-37)	
Applicant:	Matthew Patrick
Property Owner:	Joseph L. Cyr and Patricia M. Cyr
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Matthew Patrick, and Owners, Joseph L. Cyr and Patricia M. Cyr, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer and finishing a portion of the basement. RB Zone. Ward 7.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard
Attorney Adam Dash described the project which is to add a dormer. Atty. Dash noted that Matthew Patrick, the individual purchasing the property from the current owners, also owns one of the abutting properties. Atty. Dash noted that Alderman Ballantyne was in support of the project. Atty. Dash noted that the architect for the project submitted a letter to correct an error in the original plans. The original plans stated that the right side yard setback was 0 feet when, in fact, it is 3.7 feet. Motion to approve with conditions was made by Rick Rossetti with a second by Elaine Severino. The motion passed 5-0 with Josh Safdie and Pooja Phaltankar absent.	

Other Business:

- Approval of minutes from the following ZBA meetings:
 - April 4, 2018, March 21, 2018, and January 3, 2018
- Discussion of alternative packet delivery methods to ZBA members

Approval of minutes:

Chair Fontano noted she had a comment on the March 21 minutes. She noted a typo in the minutes that had already been approved. Alex Mello stated that we would put it on a future meeting to have an addendum to the approved minutes.

RR made a motion to approve the April 4, March 21, and January 3 minutes as presented. Elaine Severino seconded. Motion passed 5-0

Meeting adjourned at 9:24pm.

NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first



checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.

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>



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