



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS MINUTES

Visiting Nurse Association (VNA), 3rd floor Community Room, 259 Lowell Street, Somerville, MA
Wednesday, May 2, 2018
6:00 P.M.

Previously Continued to a Future Date

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 18, 2018 to continue the application to June 6, 2018.
Voted on April 18, 2018 to continue the application to June 6, 2018.	



Previously Opened Cases that are Requesting a Continuance

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, 5/2
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
Applicant submitted a written request to continue the application to May 16, 2018. Richard Rossetti made motion to continue the application to May 16, 2018. Anne Brockelman seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

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, 5/2
Staff Recommendation:	Uphold ISD Decision
ZBA Action:	Voted on April 18, 2018 to continue the application to May 2, 2018.
Applicant submitted a written request to continue the application to May 16, 2018. Richard Rossetti made motion to continue the application to May 16, 2018. Anne Brockelman seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

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
Staff Recommendation:	None at this time
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.



Applicant submitted a written request to continue the application to May 16, 2018. Richard Rossetti made motion to continue the application to May 16, 2018. Anne Brockelman seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.

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, 5/2
Staff Recommendation:	None at this time
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
Applicant submitted a written request to continue the application to May 16, 2018. Richard Rossetti made motion to continue the application to May 16, 2018. Anne Brockelman seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

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, 5/2
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 18, 2018 to continue the application to May 2, 2018.
Applicant submitted a written request to continue the application to May 16, 2018. Richard Rossetti made motion to continue the application to May 16, 2018. Anne Brockelman seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

New Cases to be Opened that are Requesting a Continuance

265 Washington Street (ZBA 2018-04)

Applicant:	265 Washington Somerville, LLC
Property Owner:	265 Washington Somerville, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner, 265 Washington Somerville, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, including, but not limited to, increasing the GFA by more than 25%. Special Permits under §7.11 of the SZO to increase the number of dwelling units from two to four. Special Permits under Article 9 for parking relief. NB zone. Ward 2.



Date(s) of Hearing(s):	5/2
Staff Recommendation:	None at this time
ZBA Action:	--
The Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made motion to continue the application to June 6, 2018. Anne Brockelman seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

114 Broadway (ZBA 2018-51)	
Applicant:	116 Broadway LLC
Property Owner:	116 Broadway LLC
Agent:	N/A
Legal Notice:	Applicant/Owner, 116 Broadway LLC, seeks a Variance under SZO §5.5 and §6.1.22 for reduction of the lot area per dwelling unit in the replacement a one-story building with a new construction 5-story mixed-use building (commercial ground floor and 8 residential units, 1 of which is an inclusionary unit). CCD Zone. Ward 1.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	None at this time
ZBA Action:	--
Applicant submitted a written request to continue the application to May 16, 2018. Richard Rossetti made motion to continue the application to May 16, 2018. Anne Brockelman seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

51 McGrath Highway (ZBA 2017-46) (re-advertisement)	
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
Staff Recommendation:	Denial
ZBA Action:	Voted on April 18, 2018 to continue the application to May 2, 2018.
Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made motion to continue the application to June 6, 2018. Danielle Evans seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

45 Dane Street (ZBA 2018-26)	
Applicant:	Alex Van Praagh
Property Owner:	Philbrick Holdings LLC
Agent:	N/A



Legal Notice:	Applicant, Alex Van Praagh, and Owner, Philbrick Holdings LLC, seek a Special Permit with Site Plan Review under SZO §7.2 to construct a second principle structure on the lot to build a new single-family dwelling and Special Permits under SZO §4.4.1 and §9.13 to do a gut renovation of the existing nonconforming three-family dwelling and convert it into a two-family dwelling and to add rear porches and a side egress stair. RC Zone. Ward 2.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	None at this time
ZBA Action:	--
Applicant submitted a written request to continue the application to May 16, 2018. Richard Rossetti made motion to continue the application to May 16, 2018. Danielle Evans seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

Previously Opened Cases to be Heard

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, 5/2
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 18, 2018 to continue the application to May 2, 2018
Applicant and Owner, Anthony Griseto, presented his request to add dormers to his house. No public comment. Danielle Evans and Anne Brockelman thought the project looked good. Richard Rossetti made motion to conditionally approve the special permit. Danielle Evans seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.	

New Cases to be Opened and Heard

292 Beacon Street (ZBA 2018-13)	
Applicant:	Kenn Spera
Property Owner:	Kenn Spera
Agent:	N/A
Legal Notice:	Applicant and Owner, Kenn Spera, seeks a determination from the Zoning Board of Appeals (ZBA) on a repetitive petition under SZO §3.2.11 and M.G.L. Chapter 40A, Section 16 that there are specific and material changes in the conditions upon which the previous unfavorable action (ZBA 2007-11-R3-3/2017) by the ZBA was based. A Special Permit is also being sought under SZO §7.11.1.c and §9.13 as well as a Variance under §5.5 and §8.5 to construct a new four-story wood framed structure with five dwelling units. RC Zone. Ward 2.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	--



Ken Spera explained his proposal – that he provided an accessibility narrative, made some changes to the proposal and corrected a mistake in one of the measurements.

Planner Alex Mello explained what determination the ZBA had to make tonight: that the ZBA had to make a determination as to whether or not the circumstances under which the Applicant was denied previously had changed (the project was denied due to the lack of accessibility narrative). Mr. Mello stated that the ZBA should first take a vote as to whether the case merited being revisited or not based on the new evidence provided. He stated that this vote should be taken prior to a discussion of the merits of the project.

Danielle Evans: not sure that she is comfortable with voting to hear the project just based on one new piece of information (the accessibility narrative). Had the Law Office reviewed this. Alex Mello: Yes, the Law Office reviewed the project. The circumstances under which the project was denied by the ZBA had changed (accessibility narrative provided). There were also changes to the project (5 residential instead of the previous four residential and one commercial).

Ken Spera: explained that he was eager to get the project approved and noted the comments submitted from abutters to his property.

Richard Rossetti: asked Alex Mello if the Planning Board has noted what made this new submission by Ken Spera different from the project was denied. Alex Mello: explained that the Planning Board determined that the project was different because the accessibility narrative was provided.

Josh Safdie: recalled that there were other reasons for why the project had been denied by the ZBA last year other than the accessibility narratives: dimensions, height, missing information, site plan, materials. Wants to have the conversation with his colleagues on the ZBA as to whether or not this is actually a different project from previously.

Anne Brockelman: asked if in the denied project there had been garage doors. Alex Mello: thinks that Anne was referring to a proposal three or four versions ago. Anne Brockelman: thinks that the information before them (the garage doors and not having any additional information provided for what was to be happening below ground at the garage level) is not sufficient for them to evaluate.

Richard Rossetti asked what date the denial occurred? Alex Mello said September, 2017. Josh Safdie: - are they discussing the case or whether the applicant had satisfied what was missing based on the decision letter? Alex Mello: read the state law and SZO regarding changes to the conditions on which the original denial was based. Josh Safdie: asked if the 2017 denial was based on the accessibility letter not having been provided. Alex Mello: yes.

Richard Rossetti: motion to approve reopening of the case because they feel that there are material changes to the proposal. Anne Brockelman seconded. Motion approved 5-0.

Susan Fontano: asked Ken Spera if there is anything he wanted to explain to the board that had changed. Ken Spera: the commercial unit has been eliminated and it is a very beautiful building.

Susan Fontano opened public comment

Michael Vigorito, attorney for abutter to property: Alice Brayden is an abutter who operates a business out of an abutting property and rents out above floor to tenants. Tenants are opposed to the project as well. Alice is opposed to project. There is a condo document that refers to a different scenario for the property with regard to the number of units and stories to be had on the property. Vigorito stated that Ken Spera's proposal does not meet the statutory requirements for a variance which the project requires. Vigorito noted that Ms. Brayden is currently in litigation with Ken Spera due to breach of warranty, quality of workmanship, safety issues, among others.

Alice Brayden: stated that Ken Spera has a good eye and the building is beautiful. It is safety issues that brought her to the ZBA tonight.



Susan Fontano: when was the original project completed and when did Alice Brayden move in? Michael Vigorito: completed in September 2017 but was supposed to be completed at the end of 2016. Company is a market research company, Brayden, Inc. Josh Safdie: was Alice Brayden not the owner when this case came forward previously? Alex Mello: this current case started in May 2017. Alice Brayden: yes, she was the owner of the unit in May 2017. Michael Vigorito: Alice Brayden did not know about the prior project that got denied.

Anne Brockelman – wanted to understand the prior permits given before she was on the board. Alex Mello: Explained what he understood of the 10 year history of this project site. Also stated that condo documents don't regulate development in the city. Only the zoning ordinance does that. Reminds the ZBA that they can't consider the condo issue brought up by MV. Condo docs are private agreements and the City does not get involved in those issues. Also explained the number of stories and maximum height allowed in this district.

Anne Brockelman: asked what the variance and special permits were from. Alex Mello: variance for the fourth story. Special permit for the use of 5-units in the RC district and the alteration of a non-conforming structure. There had previously been a non-conforming structure on the site. When it was demolished, a non-conforming portion of that structure was retained in order for a new build to happen on this site. Since the non-conforming portion was retained, the current structure is non-conforming as well.

Ken Spera: explained that he was keeping to the maximum height allowed in the district just changing the height of the interior floors which is why he needed the variance. Says that he allowed Alice Brayden's contractors, etc. to park in the driveway during the 10 months of their renovation project. Since his new building will be modular, it takes a weekend to put the "boxes" together.

Susan Fontano: who will take care of the electrical, etc. Ken Spera: modular units will be assembled in one weekend and then the electricians and plumbers will do their work. Josh Safdie: asked about the skin of the building. Ken Spera: will use real brick

Alice Brayden: wanted to share her experience. Stated that Ken Spera's statements about how he would do this new building sounded "nice and breezy" but that there is still so much work that needed to be done on her building. He made the same statements then when they bought their building. Michael Vigorito: re-iterated his previous statements about the statutory requirements. Did not feel that the proposed plans met the standards for a variance.

Ken Spera: stated he is the same individual out on the street that he is in here. He finds the statements made about him by Michael Vigorito and Alice Brayden very offensive. Alex Mello: reminded the board that the planning staff and board reviewed projects not based on people's character, prior projects, project quality. Case law is clear about what approvals/denials can be based on. Has outlined in the staff report on what the ZBA can rule with regard to this project.

Anne Brockelman: wants to know about parking. Ken Spera: wanted to know what "existing" parking meant. Alex Mello: "existing" means what the current conditions can provide which is 6 spaces. There is a deficit of 8 spaces but they are providing 7. Therefore, seeking relief for 1 space. Anne Brockelman: 7 spaces for 5 units? Alex Mello: yes. the front building already received a special permit for parking relief. This new proposal only needs one space of relief. Six spaces are underneath the building and one is at grade.

Josh Safdie: Wants to know how someone would get to the parking. Ken Spera: there is a brick ramp leading to it from the front of the building that will be 14 feet in width. Josh Safdie: described the parking access as he understood it. Ken Spera: explained the access to the parking and to the guest parking space.

Josh Safdie: asked about the building height and how it was calculated against average grade. Alex Mello: noted that Josh Safdie made a good point and that the average would need to be taken at all four sides. Josh Safdie: therefore, the building height would also need a variance. Alex Mello: yes. the legal notice is correct but the staff report would need to be updated and the plans would need to be resubmitted.

Josh Safdie: the problem with the building height, the lack of details, etc. are indicative of all of the problems that he had with the building proposal the last time around. Will need to have the building height clarified in another plan



set. Richard Rossetti: we need to have this information that Josh Safdie noted regarding building height along with other information. It's the same old can of worms with this project as last time. Currently does not see how this proposal meets the criteria for a variance.

Anne Brockelman: an accurate set of documents are needed. The plans don't match the elevations. For example, windows in elevations do not match the window placement in plan. Ken Spera: it's the modular building people who provide the plans. He's trying to have the rooms match the window layout.

Anne Brockelman: the plans and elevations don't match. Josh Safdie: there is a disagreement between the plans and elevations.

Anne Brockelman: wants to see a comprehensive landscape plan, not just for the back. Wants to see pervious versus impervious. All needs to be clearly delineated in the site and landscape plans. In order to give this case a fair review and for her as an architect to understand the proposal, Ken Spera needs to submit the minimum requirements to the planning department. And we've said this many times.

Richard Rossetti: there are two architects on the board stating that they have serious concerns and just getting an argument back from the applicant. Richard Rossetti has serious problems with the proposal. OK with continuing if the rest of the board wants to but is content with voting tonight to deny the project. He has no confidence that the info they seek will be provided. Danielle Evans: agrees with Richard Rossetti. Plans are hard to read. Ken Spera spends top dollar on materials but doesn't spend the money on the professionals to ensure that the plans are correct. Susan Fontano: This is the same situation the ZBA went through last time with this site. Is the pleasure of the board to continue to May 16th.

Josh Safdie: ready to vote. Has no comments that will get a better set of drawings. Would not be able to make the findings for the variance even with trying to get better drawings.

Richard Rossetti: if the variance doesn't pass, do they have to vote on the SP? Could the building be built without the variance. Alex Mello: have to make two votes: SP and V. could deny the V and consider the SP at another date. If Ken Spera comes back with just a SP in the future the ZBA will have to consider

Danielle Evans: that feels messy. Thinks that Ken Spera gets the message that they are not in favor of the variance. Would need totally new site plans if he just wanted to go forward with anything else. Needs to spend the money and do the investment to do proper plans.

Richard Rossetti: suggests postponing to beyond May 16th. Recommends that Ken Spera withdraw without prejudice and then can come back when he has everything in good order. Alex Mello: explained to Ken Spera what would happen if he withdrew without prejudice versus continuing.

Richard Rossetti: motion to deny the applicant's request to continue. Josh Safdie seconded. Motion to deny passes.

Alex Mello explained the next options – withdraw without prejudice or let the ZBA vote on the proposal tonight. If Ken Spera comes back with the same plan, the ZBA will not be in favor of it. Richard Rossetti: reiterated his statement that no matter what they say, it is not getting through to Ken Spera.

Richard Rossetti: motion to approve request to withdraw without prejudice. Josh Safdie seconded. Motion to approve passed 5-0 with Elaine Severino and Pooja Phaltankar absent.

5-7 Curtis Street (ZBA 2018-42)

Applicant:	Arun Ravindran
Property Owner:	Arun Ravindran
Agent:	N/A



Legal Notice:	Applicant and Owner, Arun Ravindran, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by finishing a portion of the basement. RA Zone. Ward 7.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	Conditonal approval
ZBA Action:	--
<p>Adam Glassman, architect for the project, presented the project proposal.</p> <p>Jane Carfolis of 9 Curtis Street wanted to know about parking. She does not want to have her driveway blocked.</p> <p>Susan Fontano asked the architect if anything was changing that would affect parking. Adam Glassman explained that the applicants lived there currently and there would be no changed in parking caused by the project.</p> <p>Nabia McGelly, owner of the second and third floor which is Unit 2. They are now expanding the rental into the basement for the first floor unit. Stated that she understood the abutter's concern about parking. Stated that they (owner) and tenants</p> <p>Sandra Winn of 9 Curtis Street stated that she has had no problems with the parking since Nabia and her family moved into the property.</p> <p>Planner, Alex Mello, stated that the addition of two bedrooms in the basement would not add to the parking requirement on the property. Richard Rossetti thought that the parking issue would be fine.</p> <p>Josh Safdie noted that the existing FAR was .76 and that this project was going in phases and was concerned that the FAR was questionably just over the limit for the property to qualify it as non-conforming. Planner, Alex Mello, stated that he looked at it closely and that it correlated with the first time a project was permitted at this property a year earlier so he felt that the FAR checked out.</p> <p>Richard Rossetti made motion to conditionally approve the special permit. Danielle Evans seconded. Motion to approve passes 5-0.</p>	

54-56A Elm Street (ZBA 2018-47)	
Applicant:	Melting Pot, Inc.
Property Owner:	54 Elm, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Melting Pot, Inc., and Owner, 54 Elm, LLC., seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure, §4.5.1 and §7.11 to change from one nonconforming use (previously approved retail space) to another nonconforming use (18-seat coffee shop), and §9.13 for parking relief. RB Zone. Ward 5.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	Conditonal approval
ZBA Action:	--
<p>Applicant submitted a written request to continue the application to May 16, 2018. Richard Rossetti made motion to continue the application to May 16, 2018. Danielle Evans seconded. Motion to approve passed 4-0 with Josh Safdie, Elaine Severino, and Pooja Phaltankar absent.</p>	

51 Cross Street (ZBA 2018-27)	
Applicant:	Lee W. Thach, DMD Children's Dental Center



Property Owner:	51 Cross Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Lee W. Thach, DMD Children's Dental Center, and Property Owner, 51 Cross Street, LLC, seek Special Permits under §7.10 of the SZO for a change-of-use to a dental office. Special Permits under Article 9 of the SZO for parking relief. RB zone. Ward 1.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	Conditonal approval
ZBA Action:	--
<p>Rich DiGirolamo presented the change-of-use case on behalf of the Applicants. Arthur Choo, project architect, provided an overview of the changes to the building.</p> <p>Susan Fontano: signage? (reply: not developed that far yet, proposed a sign band on each side of the building) Susan Fontano: looking around town, signage could be better. Who reviews signs? (Sarah White: only gets reviewed for aesthetics under special permit review, we can review that the applicant submit signage plans for review and approval prior to the issuance of a building permit)</p> <p>No public comment.</p> <p>Planner, Sarah White, explained a change to the parking calculation from that which was printed in the staff report. Ms. White states for Alderman Matthew McLaughlin that he was not opposed to the project but was just concerned about the parking relief.</p> <p>Danielle Evans: Windows, new insert panels, are they real windows, can the top of them at least be clear? (yes, clear windows along cross st. there will also be a wall behind the windows in the bathroom) Danielle Evans: Does not like fake windows. (can put a frosted glass window) Danielle Evans: signs on windows? Limited to 30% Sarah White, planner: recommend to applicant to show more signage details that are limited to the sign band and more details for the window treatment. Josh Safdie: think about programming for the space along the street. Danielle Evans: the applicant wants to put their programming into an existing layout and it just doesn't work. Property Owner – asked if they ZBA was going to approve the proposal. Susan Fontano – Stated that if the applicant made the changes that the ZBA is looking for that it was a good possibility. Continued to May 16 2018. Motion by Richard Rossetti and seconded by Danielle Evans. Motion passed 4-0. Susan Fontano stated that as Elaine Severino is absent, Anne Brockelman is voting in her place.</p>	

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>

