



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, June 20, 2018
6:00 P.M.

Anne Brockelman and Richard

Previously Opened Cases 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, 6/6, 6/20
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.	



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, 5/16, 6/6, 6/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.	

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, 5/16, 6/6, 6/20
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.	

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
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.



The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.

114 Broadway (ZBA 2018-51)

Applicant:	116 Broadway LLC
Property Owner:	116 Broadway LLC
Agent:	Richard G. DiGirolamo, Esq.
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, 5/16, 6/6, 6/20
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.	

33 Hancock Street (ZBA 2018-57)

Applicant:	Silva Realty 2, LLC
Property Owner:	Silva Realty 2, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner, Silva Realty 2, LLC, seeks a Variance to increase the FAR such that the FAR moves from conforming to non-conforming. § 5.5 and § 4.4.1 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	6/6, 6/20
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.	

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, 6/6, 6/20
Staff Recommendation:	Denial
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.	



19 Wesley Park (ZBA 2018-58)	
Applicant:	Francisco and Vivaldo Meneses
Property Owner:	Francisco and Vivaldo Meneses
Agent:	N/A
Legal Notice:	Applicants / Owners, Francisco and Vivaldo Meneses, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a roof deck and a second story deck atop an existing front porch. RB Zone. Ward 3.
Date(s) of Hearing(s):	6/6, 6/20
Staff Recommendation:	Denial
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
The Applicant has submitted a written request to continue the application to August 8, 2018. Danielle Evans made a motion to continue the application to August 8, 2018. Seconded by Elaine Severino. Motion passed 5-0.	

New Cases to be Opened that are Requesting a Continuance

Previously Opened Cases to be Heard

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, 5/16, 6/6, 6/20
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.	

134 Holland Street (ZBA 2018-48)	
Applicant:	Silva Realty 2, LLC
Property Owner:	Silva Realty 2, LLC
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicant and Owner, Silva Realty 2, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a 3-family structure with alterations to include creating an areaway within the non-conforming right side yard setback. Parking relief under Article 9 of the SZO.
Date(s) of Hearing(s):	5/16, 6/6, 6/20



Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
<p>Richard G. DiGirolamo: gave overview of project. Jai Khalsa: gave overview of project design.</p> <p>Danielle Evans: would like to see concrete in front yard replaced with asphalt. Sarah White: could add condition requiring landscaping instead of concrete. DiGirolamo: can replace with greenspace. Fontano: whats the greenspace now? Khalsa: about 10%. Evans: fine with landscaping if they work with staff.</p> <p>Board revised conditions: require applicant to work with staff on increasing landscaping.</p> <p>Danielle Evans made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.</p>	

74 Mount Vernon Street (ZBA 2017-89)	
Applicant:	Paul Turcotte and Bonnie Brown
Property Owner:	Paul Turcotte and Bonnie Brown
Agent:	N/A
Legal Notice:	Applicants and Owners, Paul Turcotte and Bonnie Brown, seek a Special Permit with Site Plan Review (SPSR) under §4.4.1 of the SZO to alter a non-conforming structure; §7.3 of the SZO to increase the number of dwelling units on the site from 3 to 5; §7.2 of the SZO to have more than one principal structure on the same lot. Variance /Special Permit for parking under §5.5 and Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	6/6, 6/20
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.
<p>The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.</p>	

40 Harvard Street (ZBA 2018-36)	
Applicant:	40 Harvard Street, LLC
Property Owner:	40 Harvard Street, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, 40 Harvard Street, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure including by finishing the basement. Special Permit for parking under Article 9 of the SZO. RA zone. Ward 3.
Date(s) of Hearing(s):	6/6, 6/20
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on June 6, 2018 to continue the application to June 20, 2018.



Jim Risling (architect): gave overview of project; wants board to reconsider condition of replacing vinyl siding.

Anne Frazer (172 Summer St): public walkway between 40 Harvard and her house; there have been dumpsters and construction machinery in walkway; concerned about the public walkway being blocked or damaged. Susan Fontano: asked Frazer to give staff pictures of what's happening. Frazer: wrote letter to board about it. Sarah White: contact ISD for enforcement if it's a public easement. Fontano: told Risling to talk to staff about public way.

Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.

New Cases to be Opened and Heard

176-182 Broadway (ZBA 2018-79)	
Applicant:	Yihe Patsy's Corporation
Property Owner:	Yihe Patsy's Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Yihe Patsy's Corporation, proposes to construct a 26-unit, mixed-use structure with commercial space along the street front and residences above. The Applicant/Owner seeks Variances to reduce the lot area per dwelling unit ratio and for parking relief. CCD-55. Ward 1.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Accept the request
ZBA Action:	--
Attorney DiGirolamo appeared and requested to withdraw the application without prejudice. Danielle Evans made a motion to accept the applicant's request to withdraw the application without prejudice. Seconded by Elaine Severino. Motion passed 5-0.	

165 Cedar Street (ZBA 2018-32)	
Applicant:	CEDWAR, LLC
Property Owner:	Royal Environ Services Inc.
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, CEDWAR, LLC, and Owner, Royal Environ Services Inc., seek a special permit under SZO §7.11 to establish four residential units, §4.4.1 to substantially alter a nonconforming structure by modifying the existing footprint and constructing four stories that will be greater than 25% of the existing gross floor area (GFA), and §9.13 for parking relief. BB Zone. Ward 5.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--



Sean O'Donovan (attorney): gave overview of project. Peter Quinn (architect): gave overview of project's architectural design.

Matthew Penney (19 Warwick St): issues with not enough parking in area, hurting neighborhood. Don't want increased density without more parking. John Fields (32 Warwick St): 2 spaces/unit, and sometimes need extra parking on street; worried about parking and encroachment on street.

Elaine Severino: providing 4 or 6 spaces? Alex Mello: 4, requesting relief for 2. Susan Fontano: how did we address the Board's issues with the fence? O'Donovan: low wrought iron. Quinn: will work with staff on landscaping plan; building is as close to street as abutting houses. Danielle Evans: 1 space per unit is in line with proposed zoning. Fontano: condos? O'Donovan: no, rentals.

Evans: been limiting construction on weekends, but no condition for this project. Mello: condition is a result of community meetings, can add condition if board wants. Evans: wants typical condition about construction hours.

Board revised conditions: limit construction to typical business hours.

Danielle Evans made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.

22 Newbury Street (ZBA 2018-67)

Applicant:	North America Development LLC
Property Owner:	Edmund Gildea
Agent:	N/A
Legal Notice:	Applicant, North America Development LLC, and Owner, Edmund Gildea, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, including, but not limited to the linear extension of the left side yard setback and increasing the GFA by more than 25%. Parking relief under Article 9 of the SZO. RB zone. Ward 7.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--



Dan Anderson (architect): gave overview of project.

Peter Bloom (29 Newbury St): how much parking is available now? Would like green space, but don't want to reduce parking. Anderson: has 2 side-by-side spaces right now, proposed 3 parking spaces total.

Adrienne Tierney (25 Newbury): main concern is parking; already having issues with parking, and worried about more development making parking harder; different impact on parking between condos and rentals. Anderson: believe it is condos.

Susan Fontano: new zoning is addressing parking and reducing requirements.

Rebecca Delromat: important to know for sure whether condos or rentals. Parking is very problematic in area, people in rentals don't limit the number of cars as much. Allowing less parking than the rules require doesn't make sense because it will exacerbate parking issue. Anderson: trying best to provide reasonable amount of parking given space constraints.

Danielle Evans: less difference between rental/condo than between family/non-family housing. Sad that people are parking on the street during snow emergencies instead of in driveways. Elaine Severino: comment about landscaping plan, if condos landscaping is usually fixed up; asked about driveway. Anderson: landscaping will be fixed up; added strip of crushed stone in middle of driveway to increase permeability.

Representative for applicant: project will be condos.

Danielle Evans made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.

75 Rush Street (ZBA 2018-66)

Applicant:	Elan Sassoon
Property Owner:	Firojkhan and Azmeena Pathan
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owners, Firojkhan and Azmeena Pathan, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the GFA by more than 25%, extending the non-conforming rear yard setback along the length of the lot, among others. The number of units on the property will increase from one unit to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--
Elan Sassoon: introduced project. Dan Anderson (architect): gave overview of project; currently 2 units, so only adding one unit. Susan Fontano: asked about curbcut. Elaine Severino: 5-6' white plaster fence on corner; coming down? Anderson: yes, only fence being replaced is on side yard.	
Danielle Evans made a motion to conditionally approve the speical permit. Seconded by Elaine Severino. Motion passed 5-0.	

22 Berkeley Street (ZBA 2018-54)

Applicant:	John Comerford
Property Owner:	John Comerford



Agent:	Terrance P. Morris, Esq.
Legal Notice:	Applicant and Owner, John Comerford, seeks a Special Permit to revise a condition of a previously-executed special permit granted in 2009. RA zone. Ward 3.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Denial
ZBA Action:	--
<p>Jerry Morris (attorney): provided arguments for why the 2009 findings were correct and why a condition restricting who could live in the ADU be removed.</p> <p>Danielle Evans: generally in favor of accessory units; concerned about this becoming an AirB-N'B. Sarah White: airb-n-bs are not allowed. Jerry Morris: okay with a restriction on short term rentals. John Comerford: doesn't have time to make it an airb-n-b. Evans: under new zoning, why are ADUs not allowed? White: ISD is concerned about them because they are often on lot lines. Alex Mello: ADUs are very controversial, so didn't want to jepordize new zoning ordinance by including it. Susan Fontano: doesn't want it to be temporary housing; wants neighborhood reaction. Josh Safdie: nothing has changed since 2009,so not convinced that they should overturn the board's previous decision.</p> <p>Fontano: had approved it in 2009 because it was restricted to family. Discussion between board, applicant, and staff about need for variance versus special permit; about difference between family member and non-family member living in unit; and about difference between accessory dwelling unit and second rental unit. Pooja Phaltankar and Josh Safdie arnet convinced that they should change the board's previous decision. Evans and Severino: fine with whoever occupying it, but doesn't want to open a can of worms by approving this.</p> <p>Safdie: request is essentially to establish second principal structure on lot; current and proposed zoning don't allow for adding this as a second unit.</p> <p>Applicant requested a continuance to July 18 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.</p>	

20 Adrian Street (ZBA 2018-53) (re-advertisement)	
Applicant:	Elliot M. Cohen and Marjory A. Bravard
Property Owner:	Elliot M. Cohen and Marjory A. Bravard
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Elliot M. Cohen and Marjory A. Bravard, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property in part by extending the non-conforming right side yard setback and increasing the GFA by more than 25%. Parking relief under Article 9. RB zone. Ward 2.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--



Richard DiGirolamo: gave overview of project. Christian Chan (architect): gave overview of project design.

Judy Hallorie (19 Adrian St): concerned about parking, property currently has 2 spaces, but only 1 is proposed; also questions about timeline and construction timing. Chan: hope for less than 12 months. Susan Fontano: can add usual condition about construction during weekends. Hallorie: husband is handicapped, concerned about continued access for him during construction. Sarah White: applicant has to submit construction plans before getting building permit.

Joe Luchison (23 Adrian St): curious about use of existing structure. DiGirolamo: applicant would rent out second structure. Lecherson: concerned about tree in NW corner of lot which is in declining health; impact of new unit on parking? Fontano: can you replace the tree if its dying? Chan: arborist says it can stay; hopes tree will survive, but would replace tree if needed.

Derek Brain (29 Adrian St): fine if just renovating existing house, but project is essentially building second principal structure. Would be great to keep trees. Neighborhood under a lot of parking pressure but not main concern. DiGirolamo: lot is large enough for 2 units; not exacerbating any non-conforming setbacks or creating any new non-conformities. Chan: originally considered making the two buildings more connected, but worked with Planning Board to give rear house more space.

Kaushal Sanghai (24 Adrian St): doesn't want to lose air/light and view/privacy that project's empty front yard provides. Wants to keep the greenspace in the frontyard

Mary Ellen Gill (37 Adrian St): concerned about second house; already had issues with renters in current house.

Elliot Cohen (applicant/owner): have had issues with renters in past, and feel bad about it. Want to do renovation so they can move in. Fontano: why didn't they move in immediately? Cohen: found it earlier than expected, so wasn't ready to move.

Fontano: neighborhood meeting? DiGirolamo: no. Elaine Severino: loved landscaping at lot, but really don't like new proposed structure. Chan: house is modern, not traditional, so looks different, but massing is similar to neighborhood. Phaltankar: wished they had done a neighborhood meeting. DiGirolamo: reached out to alderman, but nothing happened. Fontano: not sure a neighborhood meeting would've helped; really doesn't like design. Evans: not a fan of the house design; generally like to see 1 parking space/unit; wants applicant to work with neighbors. Safdie: understood main complaints as about parking and the existence of the second structure; neighborhood meeting wouldn't fix those issues. DiGirolamo: don't expect house to be car-centric; has 36' front yard after addition; having owners and renters on lot would likely be preferable to only having renters.

Evans: s.f. of new house? Chan: about 2400. Evans: wants assurance that two cars could fit in driveway. DiGirolamo: currently 35' driveway, typical driveway is 18', so could fit two cars. Severino: deck on new structure in rear with horizontal rails, would prefer vertical rails. Chan: can change to vertical rails. Severino: 35' means cars would not be blocking sidewalk, correct? Chan: yes. Evans: concerned about nonconforming side-yard setback being expanded. Chan: tried to reduce impact of small sideyard on abutter.

Board condition revisions: limit construction to only typical business hours.

Danielle Evans made a motion to conditionally approve the special permit. Seconded by Josh Safdie. Motion passed 4-0-1 with Danielle Evans abstaining.

11 Robinson Street (ZBA 2018-17)

Applicant:	Michael Browne
Property Owner:	Michael Browne
Agent:	N/A



Legal Notice:	Applicant and Owner, Michael Browne, seeks Special Permits/Variance to legalize a rear deck under §4.4.1 and §5.5 of the SZO . RA zone. Ward 4.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Forthcoming
ZBA Action:	--
The Applicant has submitted a written request to continue the application to July 18, 2018. Danielle Evans made a motion to continue the application to July 18, 2018. Seconded by Elaine Severino. Motion passed 5-0.	

93 Raymond Ave #2 (ZBA 2018-56)	
Applicant:	Harvey Remodeling, LLC
Property Owner:	Joon Pahk and Caroline Troy Pahk
Agent:	Timothy Fitzgerald, Harvey Remodeling
Legal Notice:	Applicant, Harvey Remodeling, LLC, and Owners, Joon Pahk and Caroline Troy Pahk, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by extending the length of the roof backward and constructing a new dormer on either side of the ridge. RA Zone. Ward 7.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--
Representative from Harvey Remodeling: gave overview of project. Phaltankar: okay with vinyl siding on dormer? Alex Mello: yes because they aren't residing the whole house.	
Danielle Evans made a motion to conditioanlly approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.	

12 Glen Street (ZBA 2018-68)	
Applicant:	North America Development LLC
Property Owner:	Dana Iacopucci
Agent:	N/A
Legal Notice:	Applicant, North America Development LLC, and Owner, Dana Iacopucci, seek a special permit under §4.4.1 to alter a nonconforming three-family residential structure through a renovation and rear addition. The proposal also includes adding roof decks to the second floor of the building. A special permit for parking relief is also requested under §9.13. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--
Dan Anderson (architect): gave overview of project. Fontano: material for back stairways? Anderson: all fire escapes. Safdie: could reduce pavement area for parking a bit. Anderson: can revise landscape plans.	
Board condition revisions: construction limited to typical business hours.	
Danielle Evans made a motion to conditoinally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.	



10 Smith Avenue (ZBA 2018-62)	
Applicant:	RCG Smith Renewal LLC
Property Owner:	RCG Smith Renewal LLC
Agent:	Nized Hariprasad
Legal Notice:	Applicant and Owner, RCG Smith Renewal LLC, seeks a Special Permit under §4.4.1 of the SZO to construct an exterior egress stair per order of the Fire Department. Egress stair is proposed within the right side yard setback. RC zone. Ward 2.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--
Nized Hariprasad (agent): gave overview of project.	
Danielle Evans made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.	

285-291 Beacon Street (ZBA 2018-63)	
Applicant:	David Lewis and Julian Lewis
Property Owner:	David Lewis and Julian Lewis
Agent:	N/A
Legal Notice:	Applicants/Owners, David Lewis and Julian Lewis, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a new dormer, extending an existing dormer, and constructing a second story deck. RC Zone. Ward 2.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Unable to recommend
ZBA Action:	--
Edrick van Beuzekom (architect): gave overview of project. Safdie: why is staff unable to recommend? Alex Mello: staff doesn't recommend approval for dormers more than 50% of roof line. Safdie: don't see a way they could substantially reduce the size of the dormer and still achieve what they want; thinks this is a unique building, so large dormer might be appropriate.	
Evans: could they do a flat roof instead of a hodgepodge of dormers? David Lewis: doing a flat roof would require kicking out an existing tenant.	
Severino: stacks in the back from the pie people; do people use that area? van Beuzekom: no, part of the reason to push deck forward. Fontano: usually don't like to see dormers this big, but okay in this situation.	
Danielle Evans made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.	

41 Myrtle Street (ZBA 2018-65)	
Applicant:	41 Myrtle Street LLC
Property Owner:	41 Myrtle Street LLC
Agent:	Nicole Starck, Esq.



Legal Notice:	Applicant/Owner, 41 Myrtle Street LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition greater than 25% of the existing gross floor area (GFA) to the left of the existing structure and converting the structure into a three-family dwelling. A special permit under §9.13 is also being sought for parking relief. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--
<p>Jai Khalsa (architect): gave overview of project. Fontano: neighborhood meeting? Khalsa: yes, 15 people or so, and project was well received. Severino: driveway is all asphalt? Khalsa: yes, but parking at back is permeable pavers and so can double as patio. Severino: what about permeable paver apron? Alex Mello: added as a condition.</p> <p>Board revised conditions: limited construction to typical working hours.</p> <p>Danielle Evans made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.</p>	

70 Inner Belt Road (ZBA 2018-74)	
Applicant:	CoreSite Real Estate 70 Innerbelt, LLC
Property Owner:	CoreSite Real Estate 70 Innerbelt, LLC
Agent:	Justin Adams, Blume Energy
Legal Notice:	Applicant/Owner, CoreSite Real Estate 70 Innerbelt, LLC, seeks a special permit to revise the site plan and conditions of a previously approved permit (ZBA 2007-63-R3 (2/2016)) to modify the site design/layout by adding new mechanical equipment (fuel cells) to the site. IA Zone. Ward 1.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional Approval
ZBA Action:	--
<p>Justin Adams (agent): gave overview of project. Fontano: where are these going? On the roof? Adams: no, on the ground. Fontano: do they make noise? Adams: yes, they have a fan going continuously. Fontano: what are you abutting? Adams: a future maintenance yard for the MBTA; worked with staff to find spot least detrimental to area.</p> <p>Danielle Evans made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.</p>	

Other Business:

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>

