



**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), 3<sup>rd</sup> floor Community Room, 259 Lowell Street, Somerville, MA**  
**Wednesday, June 6, 2018**  
**6:00 P.M.**

Josh Safdie and Pooja Phaltankar absent.

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

<b>265 Washington Street (ZBA 2018-04)</b>	
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
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 2, 2018 to continue the application to June 6, 2018.



The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 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
Staff Recommendation:	Denial
ZBA Action:	Voted on May 2, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 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
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	

<b>14 Pearl Street (ZBA 2018-23)</b>	
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
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	

<b>24-28 Mount Pleasant Street: (Case #ZBA 2017-11)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	



<b>114 Broadway (ZBA 2018-51)</b>	
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
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	

<b>134 Holland Avenue (ZBA 2018-48)</b>	
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
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	

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

<b>74 Mount Vernon Street (ZBA 2017-89)</b>	
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
Staff Recommendation:	None at this time



ZBA Action:	--
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	

<b>40 Harvard Street (ZBA 2018-36)</b>	
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. RZ zone. Ward 3.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	Conditonal approval
ZBA Action:	--
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	

<b>33 Hancock Street (ZBA 2018-57)</b>	
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
Staff Recommendation:	Conditonal approval
ZBA Action:	--
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	

<b>20 Adrian Street (ZBA 2018-53)</b>	
Applicant:	Elliot M. Cohen and Marjory A. Bravard
Property Owner:	Elliot M. Cohen and Marjory A. Bravard
Agent:	Richard G. Di Girolamo, 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, §7.2 of the SZO to have more than one principal structure on the property, and parking relief under Article 9. RB zone. Ward 2.
Date(s) of Hearing(s):	6/6



Staff Recommendation:	Conditonal approval
ZBA Action:	--
The Applicant submitted a written request to continue the application to June 20, 2018. Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.	

**Previously Opened Cases to be Heard**

<b>140 &amp; 150 Line Street (Case #: ZBA 2017-83)</b>	
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, 6/6
Staff Recommendation:	Accept the Applicant's request to withdraw the petition without prejudice.
ZBA Action:	Voted on April 18, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to withdraw the petition without prejudice. Richard Rossetti made a motion to accept the applicant's request to withdraw the petition without prejudice. Seconded by Elaine Severino. Motion to accept the applicant's request to withdraw the petition without prejudice passed 5-0.	

<b>54-56A Elm Street (ZBA 2018-47)</b>	
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, 5/16, 6/6
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
The Applicant submitted a written request to withdraw the petition without prejudice. Richard Rossetti made a motion to accept the applicant's request to withdraw the petition without prejudice. Seconded by Elaine Severino. Motion to accept the applicant's request to withdraw the petition without prejudice passed 5-0.	

<b>45 Dane Street (ZBA 2018-26)</b>	
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, 5/16, 6/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
<p>Architect, Alex Van Praagh, explained the changes he made to the project including making the deck balusters “non-climbable”. The proposed distance between the buildings meets building code and was verified with the building inspector. Amount of landscaping was increased; all-native plant scheme. Added honeysuckle and other vines along the fences to increase the green numbers on the site. Fences have been lowered to 3.5 feet because the property is on a corner. Is proposing 4 residences with 6 off-street parking spots.</p> <p>Elaine Severino asked a question about the height of the fencing.</p> <p>Richard Rossetti stated that his concerns had been addressed.</p> <p>Danielle Evans thinks the height of the fence (7 and 8 feet) is excessive and wanted to know when it was built. Van Praagh stated that he thought the fence had been there for at least the 15 years that he had been there.</p> <p>Elaine Severino stated that she didn’t understand how the fence could be considered a pre-existing condition that could be removed and rebuilt. To construct it at the height that it currently is would have needed a variance. Stated that she would be more comfortable with a 6-foot fence. Also stated that she was not comfortable with the parking spot that required the vehicle driver to back out into an area that is challenging.</p> <p>Van Praagh stated that a driver could turn around in the driveway and pull out.</p> <p>Susan Fontano asked staff (Alex Mello) to address the fence questions</p> <p>Alex Mello explained his knowledge of the amount of time that the fence had been on the property. Mello explained that if something has been in existence more than 10 years without zoning enforcement then they can keep the illegal fence. Mello asked the Board to decide if they wanted the illegal fence to continue or changed.</p> <p>Hans Jensen explained when the zoning enforcement rule came into effect.</p> <p>Richard Rossetti thought the fence height was fine. Anne Brockelman thought lowering the fence a couple of feet would be fine. Van Praagh stated that he would be fine lowering the height of the fence to 6 feet. Mello stated that this could be added as a condition.</p> <p>Susan Fontano stated she was fine with the parking.</p> <p>Richard Rossetti made a motion to revise the conditions and conditionally approve the application. Seconded by Elaine Severino. Motion to conditionally approve the application passed 5-0 with Josh Safdie and Pooja Phaltankar absent.</p>	

<b>130 Walnut Street (ZBA 2018-39)</b>	
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, 5/16, 6/6
Staff Recommendation:	Uphold ISD Decision
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
<p>Justin Rank provided an update on his appeal regarding FAR, number of stories, and the dormer.</p> <p>William Watson (Bradley St.) spoke in support of Garrett Einis' character and thought the proposed project looked nice. Carlos Shaza (8 Bradley St.) said contractor is doing a good job and are following the rules. Lucile Boulinare (lives in the neighborhood) said they are doing a good job on their house. Susan Fontano: public testimony is closed.</p> <p>Anne Brockelman: two new issues that Mr. Rank brought up that were not in the report (basement space and flower beds), can't keep bringing up new issues.</p> <p>Sarah White: need to look at the appeal that was filed. Can't keep bringing up new issues. You can bring in fill to change the grade.</p> <p>Hans Jensen: concrete box proposed in the basement. There is a different between gross floor area and net floor area. Justin Rank: basement not labeled on the plans. Jensen: no human access point to the blocked in area so it does not count. If the space is later converted into living space than it would be a violation to the permit. Justin Rank: Hans does a great job.</p> <p>Sarah White: height and flower boxes issue is addressed in pages 7, 8, and 9 in the updated report. Did not have to go to Historic Preservation Commission.</p> <p>Anne Brockelman: why didn't the 50% length of dormer rule apply? Sarah White: usually a design preference by Staff under special permit. In the RB zone by-right it can be done under the current zoning. Anne Brockelman: height to the ridge or the height point of the roof. Jensen: highest point to the roof. Anne Brockelman: If this were special permit we would have required a smaller dormer. Sarah White: need new zoning.</p> <p>Anne Brockelman: grade? Sarah White: we need to take the average finished grade from around the whole building. Jensen: it averages out across the whole structure and the whole site.</p> <p>Sarah White: stuck with these rules. Susan Fontano: need to apply our current regulations to this particular appeal. Anne Brockelman: takes exception to the statement in the appeal that the planning dept. shows favoritism to developers.</p> <p>Richard Rossetti: What happens when planter disappears? Jensen: would violate zoning and they would have to remedy the situation or apply for a variance.</p> <p>Danielle Evans: thinks we have to uphold ISD's decision due to our outdated zoning.</p> <p>Richard Rossetti made a motion for the Zoning Board to uphold the decision of the ISD superintendent. Elaine Severino seconded the motion. Motion to uphold the decision of the ISD superintendent approved 5-0.</p>	

**New Cases to be Opened and Heard**



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<b>56 Bonair Street (ZBA 2018-41)</b>	
Applicant:	LaCourt Holdings, LLC c/o Mouhab Rizkallah
Property Owner:	LaCourt Holdings, LLC c/o Mouhab Rizkallah
Agent:	N/A
Legal Notice:	Applicant/Owner, LaCourt Holdings, LLC c/o Mouhab Rizkallah, seeks a special permit under §4.4.1, §4.5.1, and §7.11 to alter a nonconforming structure by converting space used as a former auto body shop into an office space and two residential units. The proposal also includes adding roof decks to the top of the single-story building. A special permit for parking relief is also requested under §9.13. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	Conditional Approval
ZBA Action:	--
<p>Applicant Mouhab Rizkallah explained the proposal.</p> <p>Meredith Porter (Josephine Avenue) spoke against the project. Justin Rank (134 Walnut Street) spoke in favor of the project.</p> <p>Aurora Denial (Owner of 54 Bonair Street). Thought the commercial and residential spaces were good but is opposed to the roof deck due to privacy and security.</p> <p>Susan Fontano asked Alex Mello to address some of Meredith Porters concerns, specifically regarding the abandonment of a non-conforming commercial use. Alex Mello explained that in relevant case law judges have ruled that uses have not been abandoned if the equipment used to operate a business are still on the premises. This was discussed with the Planning Director.</p> <p>Meredith Porter stated that the relevant portion of the SZO stated that there was an “or” clause regarding abandonment of non-conforming commercial use that the use ceased or the equipment was removed. Alex Mellow stated to the ZBA that he felt this issue was best left to the case law and the planners who work with it.</p> <p>Tim Dineen (259 Lowell Street) spoke about the roof deck. Suggested a stipulation such as building a structure or screening on the roof deck that prevents people on the roof deck from looking onto abutting properties.</p> <p>Anne Brockelman asked about the proximity of the abutting building. She commented on the number of bedrooms in these to-be-rented units. Brockelman asked if the parking requirements changed if there were more than three bedrooms. Alex Mello stated that the parking unit would remain the same even if the units went from 4 units to 3 units.</p> <p>Susan Fontano asked if bringing the roof deck railing back would alleviate the abutter’s concern regarding the roof deck. Rizkallah thinks that a front railing built to building code of 42 inches would look weird at the front of the building. Richard Rossetti asked how far the railing would be pulled back? Rizkallah recommended a railing setback of 5-8 feet from the front of the façade.</p> <p>Elaine Severino asked if the commercial space only had access to the front of the building. And if they would be open beyond 5pm and on weekends? Rizkallah: yes regarding commercial space access and noted that it is a possibility that the business would be open later or on weekends occasionally.</p> <p>A condition will be added stating that the roof railing would be set back 5-8 feet from the front façade of the building.</p> <p>Richard Rossetti motion to revise the conditions and conditionally approve the application. Elaine Severino seconded the motion. Motion to revise conditions and conditionally approve the application passed 5-0.</p>	



<b>37-39 Harrison Street (ZBA 2018-55)</b>	
Applicant:	Fan Wang and Marc Wagner
Property Owner:	Fan Wang and Marc Wagner
Agent:	N/A
Legal Notice:	Applicants / Owners, Fan Wang and Marc Wagner, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a deck off of the second floor above the front porch. RB Zone. Ward 2.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	Conditional Approval
ZBA Action:	--
<p>Alex Van Praagh briefly explained the scope of the project. No comments from the public. No comments from the board.</p> <p>Richard Rossetti made a motion to conditionally approve the application. Elaine Severino seconded the motion. The motion to conditionally approve the application passed 5-0.</p>	

<b>132-134 Heath Street (ZBA 2018-60)</b>	
Applicant:	132-134 Heath St LLC c/o Cyril Hughes
Property Owner:	132-134 Heath St LLC c/o Cyril Hughes
Agent:	N/A
Legal Notice:	Applicant / Owner, 132-134 Heath St LLC c/o Cyril Hughes, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing rear decks off of the second and third floors and a roof deck. RB Zone. Ward 4.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	Conditional Approval
ZBA Action:	--
<p>Adam Glassman (architect) briefly explained the project. No comments from the public. Elaine Severino asked about location of trash cans. Glassman stated the trash cans would be moved to the rear. Susan Fontano asked the owner to address the project.</p> <p>Condition will be added that the applicant will work with staff to ensure that the landscaping percentage doesn't go below the required amount because a driveway and parking is being added.</p> <p>Richard Rossetti made a motion to conditionally approve the application. Seconded by Elaine Severino. Motion to conditionally approve the special permit passed 5-0.</p>	

<b>7 Russell Road (ZBA 2018-59)</b>	
Applicant:	KTA Construction LLC c/o Frank Amato
Property Owner:	KTA Construction LLC c/o Frank Amato
Agent:	N/A
Legal Notice:	Applicant / Owner, KTA Construction LLC c/o Frank Amato, seek a special permit under SZO §4.4.1 to alter a nonconforming structure to finish a portion of the basement. RA Zone. Ward 7.
Date(s) of Hearing(s):	6/6



Staff Recommendation:	Conditional Approval
ZBA Action:	--
<p>Architect, Derick Snare, presented the project.</p> <p>The public had no comment.</p> <p>Richard Rossetti made a motion to conditionally approve the application. Seconded by Elaine Severino. Motion to conditionally approve the special permit passed 5-0.</p>	

<b>19 Wesley Park (ZBA 2018-58)</b>	
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
Staff Recommendation:	Denial
ZBA Action:	--



Owner presented the proposal at great length.

Abutter Sean Staples spoke in opposition of the project and noted the petition against the project he submitted to Planner Alex Mello at the beginning of the meeting.

Abutter Manuel Cuna at 21 Wesley Park stated he had never seen the plans for this proposal. Has concerns due to the proximity of the houses to each other. Alex Mello stated that the plans were on the City website and that the public could come in to the Planning Office at any time.

Richard Rossetti asked Alex Mello to explain the reasons for the denial recommendation. Alex Mello stated that this property is already severely over-built, and is currently not compatible with the rest of the neighborhood anyway. Alex pointed out on the plan set the area where a roof deck could be built by-right. He stated that making the roof deck bigger than the by-right area would not meet the findings necessary to grant the special permit requested.

Anne Brockelman asked about the existing headhouse on the property. Hans Jensen noted that there is currently a permit application before ISD to put a kitchenette into the headhouse.

Anne Brockelman was not in favor of making the Hillside Park portion of the house look even more like a four-story. Thinks the proposal makes the house look even more out-of-context with the surrounding neighborhood.

Susan Fontano thinks that the proposal is too big and overwhelming, dwarfing the other house.

Richard Rossetti thinks it's a big property as it is. Noted that the property looked down on all the other properties and that he was concerned about the horizon view. Richard Rossetti stated that the by-right option for the roof deck would give him the horizon views he cares about. Richard Rossetti is opposed to the proposal.

Anne Brockelman wishes that he had asked for less.

Elaine Severino has no problem with porch but is not in favor of deck.

Danielle Evans thinks this is a busy house that has had a lot of unsympathetic changes made to it. Does not think that this house can handle any more components added to it. Thinks that the second-story porch that is proposed would require changes to the one below that would add up to more incongruous changes.

Anne Brockelman would be willing to entertain relief on just one side but that option isn't before them.

Susan Fontano advised the Applicant that he could withdraw or continue to a later date and work with staff in the interim on other design options.

Applicant requests a continuance and will work with staff in the meantime.

Richard Rossetti made a motion to continue the application to June 20, 2018. Seconded by Elaine Severino. Motion to continue the application to June 20, 2018 approved 5-0.

**40 College Avenue (ZBA 2018-69)**

Applicant:	City of Somerville
Property Owner:	City of Somerville
Agent:	N/A
Legal Notice:	Applicant and Owner, City of Somerville, seeks Special Permits and Special Permit with Site Plan Review (SPSR) to construct an addition to the Somerville West Branch Library under §4.4.1 of the SZO and Variance/Special Permit for parking under §5.5 and Article 9 of the SZO. CBD zone. Ward 6.



Date(s) of Hearing(s):	6/6
Staff Recommendation:	Conditional Approval
ZBA Action:	--
<p>Presenters (Rob King, Robert Sound, Ben Youts, Sarah Brunell) provided an overview of the proposal.</p> <p>Tim Dinneen (259 Lowell St) said his mother was a trustee and supports the proposal. Kate Vanslee (President of the Board of Trustees) supports the proposal, it's been a long time coming. Susan Fontano closed public portion</p> <p>Elaine Severino: driveway, blacktop? Sarah White: understands that all walkable and driveway material will be pavers. Ben Youts: Asphalt is proposed. Fontano: would prefer permeable pavers. King: Is happy to explore that as part of the design. Might be able to take away from elsewhere in the project.</p> <p>Fontano: beautification project might as well take up the black top. Sarah White: can recommend a condition that Staff review and approve final hardscape surface with a preference to implement permeable pavers. Danielle Evans: path of pedestrian travel into the building. Parking spots for staff? (reply: yes)</p> <p>Elaine Severino: bike parking on College Ave, is it necessary with the bike spots on-site? Rob King: it was a recommendation by OSPCD and we will bring all view points to the Traffic and Parking Commission. Danielle Evans: please consider more bicycle parking on-site.</p> <p>Richard Rossetti made a motion to conditionally approve the application. Seconded by Elaine Severino. Motion to conditionally approve the special permit passed 5-0.</p>	

<b>56 Franklin Street (ZBA 2018-46)</b>	
Applicant:	Victor Moreira
Property Owner:	Victor Moreira
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner, Victor Moreira, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure and under Article 9 of the SZO for parking relief. The Applicant proposes increasing the number of units on the site from one to three. RB zone. Ward 1.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	Conditional Approval
ZBA Action:	--



Attorney Rich DiGirolamo provided an overview of the proposed project. Adam Glassman provided an overview of the proposed architectural design.

Maria Erb (30 Franklin St) supports the proposed project. A resident of 50 Franklin St supports the proposed project.

Anne Brockelman: supports removing the parking space and more landscaping. Elaine Severino: Existing property is gorgeous, could add more landscaping in the front. Proposal is not better than the existing site. Danielle Evans: would want front parking spot removed and mouth of driveway narrowed. The proposal is massive.

Sarah White: condition to remove front parking space and replace with landscaping. Also, a condition that a landscape architect be consulted on a revised landscape plan that incorporates grass pavers.

Richard Rossetti made a motion to conditionally approve the application. Seconded by Elaine Severino. Motion to conditionally approve the special permit passed 5-0.

<b>26-28 Upland Road (ZBA 2018-43) (re-advertisement)</b>	
Applicant:	Upland Road, LLC
Property Owner:	Upland Road, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Upland Road, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure which is to include finishing the basement. Parking relief under Article 9 of the SZO. RA zone. Ward 7.
Date(s) of Hearing(s):	5/16, 6/6
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on May 16, 2018 to continue the application to June 6, 2018.
<p>Michael Leabman, architect, provided an overview of the proposed project.            Elaine Severino: Alderman submitted a letter with some concerns. Sarah White also had some concerns about the interior layout.</p> <p>There was no public comment.</p> <p>Richard Rossetti made a motion to conditionally approve the application. Seconded by Elaine Severino. Motion to conditionally approve the special permit passed 5-0.</p>	

<b>60-62 Hall Avenue (ZBA 2018-52)</b>	
Applicant:	Lois C. Russell
Property Owner:	Lois C. Russell
Agent:	N/A
Legal Notice:	Applicant and Owner, Lois C. Russell, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming property by modifying the front and rear porches and adding a small side porch. RA zone. Ward 6.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	Conditional Approval
ZBA Action:	--



Lois Russell provided an overview of the proposal.

Sarah White: Explained the zoning requirements.

Susan Fontano: is there space between sidewalk and steps? (reply: yes)

Sarah White: architect will submit a final plan set that contains the existing location of the first riser and the proposed location of the first riser.

Richard Rossetti made a motion to conditionally approve the application. Seconded by Elaine Severino. Motion to conditionally approve the special permit passed 5-0.

**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>

