



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

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

**Previously Opened Cases that have been Continued to a Future Meeting**

<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, 6/20
Staff Recommendation:	Denial
ZBA Action:	Voted on June 20, 2018 to continue the application to August 8, 2018.
Current Status:	Previously continued to August 8, 2018

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



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<b>312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)</b>	
Applicant:	Robert Gillig and Christine Cuttitta
Property Owner:	Robert Gillig and Christine Cuttitta
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicants / Owners, Robert Gillig and Christine Cuttitta, seek a Special Permit pursuant to conditions of a previous ZBA Decision (ZBA 2005-53) and under SZO §7.11.a.c, §4.4.1, and §9.13 for parking relief to make alterations to a nonconforming structure by constructing an addition and establishing a sixth residential unit on the site. RC Zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 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, 6/20, 7/18
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>45 Kent Street: (Case #ZBA 2017-90)</b>	
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, 7/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 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, 6/20, 7/18
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>51 McGrath Highway (ZBA 2017-46) (re-advertisement)</b>	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. IA Zone. Ward 2.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 1/3, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4, 4/18, 5/2, 6/6, 6/20, 7/18
Staff Recommendation:	Denial
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 5-0.	

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

<b>150 Hudson Street (ZBA 2018-71)</b>	
Applicant:	Michael Santangelo
Property Owner:	Michael Santangelo
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Michael Santangelo, seeks a Special Permit with Site Plan Review (SPSR) to build a second principle structure on the same lot. Proposal includes increasing the number of dwelling units from two to three, remove existing garage structure and renovate existing residential dwelling. RC & RB zones. Ward 5.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 5-0.	



<b>24 Dane Avenue (ZBA 2018-75)</b>	
Applicant:	24 Dane Ave., LLC
Property Owner:	24 Dane Ave., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9.RB zone. Ward 2.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 5-0.	

### Previously Opened Cases to be Heard

<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, 6/20, 7/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
DiGirolamo: gave overview of project. One unit will be inclusionary. Also seeking 9.13 for 4 spaces. Jai Khalsa (architect): gave overview of architecture; design complies with zoning except for parking, which was reduced at Planning Staff request.	
No public comment. Severino: landscape is improvement.	
Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.	

<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, 6/20, 7/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>22 Berkeley Street (ZBA 2018-54)</b>	
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, 7/18
Staff Recommendation:	Denial
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
The Applicant has submitted a written request to withdraw the application without prejudice. Richard Rossetti made a motion to accept the applicant's request to withdraw the application without prejudice. Elaine Severino seconded. Motion passed 5-0.	

<b>11 Robinson Street (ZBA 2018-17)</b>	
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, 7/18
Staff Recommendation:	Forthcoming
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Michael Browne: here to legalize rear deck.	
Fontano: is Staff okay with everything? Planner White: yes.	
Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.	

**New Cases to be Opened and Heard**



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<b>40 College Avenue (ZBA 2018-69) (re-advertise)</b>	
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):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>Robert Cassano: appeared and introduced the architect and landscape architect. Ben Utes (architect): repeated presentation from June 20. Overview of existing conditions and project proposal. Sarah Brunel (landscape architect): gave overview of landscape changes. Utes: new addition is meant to make library more accessible.</p> <p>Public comment</p> <ul style="list-style-type: none"> <li>- Ulysses Lateiner (15 Chandler St): wants to thank board/applicant for redoing the hearing due to procedural issues last time. He and other abutters now understand that special permit is about parking relief, not variance to not require library to be ADA</li> <li>- Maren Chiu (17 Kidder Ave): wants the project to be ADA accessible, fine with granting parking relief.</li> </ul> <p>Fontano: beautiful job. Safdie: on right side at accessible pedestrian route, are walkways under 5%. Brunel: all ramps are sloped under 5%. Safdie: decorative paving pattern at parking spaces – will it comply with accessible parking space requirements? Brunell: have further developed stripping plan, and will have signage. Safdie: trench drain at edge of accessible route, may be at odds with requirements for accessible paths. Ute: will be ensuring that drains are ADA compliant.</p> <p>Planner White: last time board reviewed project, they added a condition about the project team working with planning staff on permeability; recommend adding that condition again. Board accepted Staff's recommendation to add conditions.</p> <p>Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.</p>	

<b>33 Hancock Street (ZBA 2018-57) (re-advertise)</b>	
Applicant:	Silva Realty 2, LLC
Property Owner:	Silva Realty 2, LLC
Agent:	Richard G. DiGirolamo, 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):	7/18
Staff Recommendation:	Unable to recommend
ZBA Action:	--



Planner White: since legal notice has been determined that project needs special permit, not variance, and staff recommendation is conditional approval.

DiGirolamo: gave overview of project. Jai Khalsa (architect): gave overview of the architecture; legalizing existing finished space.

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

**40 Harvard Street (ZBA 2018-36) (re-advertise)**

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):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--

Jim Riesling (architect): gave overview of project.

Anne Frazier (172 Summer St): dumpsters have blocked access to back door. Tractor trailer is blocking public walkway and has “chewed up” the walkway. No issues with the project. Fontano: who have you talked to? Frazier: 311, but dumpster was blocked by the time they came; now

Fontano: asked Riesling if he’s heard that before. Riesling: yes, told applicant to respect the right of way, applicant might not have understood, the walkway isn’t noticeable. Fontano: that’s not an answer; developers need to be more respectful of neighborhoods.

Frazier: walkway is noticeable. Fontano: has ISD heard about this? Jensen: yes, inspector was asked to go out there June 20. Can reopen complaint and have another inspector come out.

Rossetti: walkway was noticeable, how could they get away with leaving the trailer there? Is the basement bedroom staying? Is there a second egress? Riesling: yes, believes they have proper egress and ceiling heights, but hasn’t been to site. Went over floor plans for basement.

Fontano: going to continue, dumpsters are gone but trailer is there.

Tom Bent (3 Harvard): confirmed what Frazier said; very disruptive. Site is not well secured, concerned by that. Concerned about having a window egress rather than a full egress.

Riesling: regrets condition of site. Basement does have full egress, but adding an escape window in the sleeping room. Bedroom count isn’t changing, so no parking relief needed.

Rossetti: did you count the basement in the bedroom count? Riesling: no. Planner White: applicant and staff will talk about this.

Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 5-0.





<b>21 Kenneson Road (ZBA 2018-76)</b>	
Applicant:	Mario & Ana Brum
Property Owner:	Mario & Ana Brum
Agent:	N/A
Legal Notice:	Applicants and Owners, Mario & Ana Brum, seek Special Permits under §4.4.1 of the SZO to construct a porch roof within the front yard setback. RB zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>Ana Brum: gave overview of project. Rossetti: having porch makes sense. Judith Whipple sent letter of support for project.</p> <p>Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.</p>	

<b>17 Wheeler Street (ZBA 2018-72)</b>	
Applicant:	Benjamin Lee
Property Owner:	Benjamin Lee
Agent:	Keith Miller
Legal Notice:	Applicant and Owner, Benjamin Lee, seeks a Special Permit under §4.4.1 of the SZO to alter a 3-family structure by replacing existing decks within the non-conforming rear-yard setback. RB zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>Benjamin Lee: gave overview of project.</p> <p>Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.</p>	

<b>104 Beacon Street (ZBA 2016-78-R1(6-2018) (remand)</b>	
Applicant:	Stephen Whalen, Trustee of Treat Realty Trust
Property Owner:	Stephen Whalen, Trustee of Treat Realty Trust
Agent:	Richard G. DiGirolamo, Esq
Legal Notice:	Applicant and Owner, Stephen Whalen, Trustee of Treat Realty Trust, seeks a Revision to a Special Permit under §5.3.8 of the SZO that was granted, along with variances, for the following proposal approved in 2017 to Moons Realty Trust, Treat Realty Trust, and Richard Mauser: Variances for rear yard setback and parking under SZO §5.5, §9.5, and §4.4.1, a Special Permit with Site Plan Review (SPSR) to increase the number of dwelling units under SZO §7.11.c**, and Special Permits under SZO §4.4.1 for pervious area, left and right side yard setbacks and to alter an existing, non-conforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval





ZBA Action:	--
Ann Vigoritto (attorney): requested continuance to August 22, 2018.	
Richard Rossetti made a motion to continue the application to August 22, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>265 Washington Street (ZBA 2018-04) (re-advertise)</b>	
Applicant:	265 Washington Somerville, LLC
Property Owner:	265 Washington Somerville, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 265 Washington Somerville, LLC, 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, variances under §5.5, §8.5, and Article 7 of the SZO including for building height, FAR, number of stories. Proposal includes a mixed-use development with ground-floor commercial and five residential units above. NB zone. Ward 2.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Unable to recommend
ZBA Action:	--
The Applicant submitted a written request to continue the application to August 8, 2018. Richard Rossetti made a motion to continue the application to August 8, 2018. Elaine Severino seconded. Motion passed 5-0.	

<b>100 Wallace Street (ZBA 2018-77)</b>	
Applicant:	Linda S. Bolliger
Property Owner:	Linda S. Bolliger Revocable Trust
Agent:	N/A
Legal Notice:	Applicant, Linda S. Bolliger, and Owner, Linda S. Bolliger Revocable Trust, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing three dormers. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Staff correction: property is in Ward 6, not Ward 1.	
Linda Bolliger: gave overview of project.	
Safdie: why no new windows in dormers? Bolliger: would be happy to add windows. Planner Mello: new window openings within 3 ft of property line needs to be fire rated. Added condition requiring windows that meet building code. Safdie: can purchase windows that have metal shutters. Is there a plot plan? Mello: yes, right side of house is definitely within 3ft. Safdie: not having windows is a little bit of an issue, could move dormer walls back 1' to make space. Evans: doesn't want to see blank dormers. Safdie: would feel better improving it if adding condition to require window in bedroom dormer.	
Planner Mello: understands Safdie's concerns, can work with applicant. Safdie: fine with that, as long as skylights aren't being treated as windows.	
Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.	



<b>27 Everett Avenue (ZBA 2018-70)</b>	
Applicant:	Solomon Mezgebu
Property Owner:	Solomon Mezgebu
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Solomon Mezgebu, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure and §9.13 for parking relief to legalize an existing third dwelling unit. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>DiGirolamo: gave overview of project. Jai Khalsa (architect): gave overview of project.</p> <p>Severino: is blacktop changed to permeable pavers? Khalsa: fine with increasing landscaped area and putting in pervious pavers in parking spaces. Fontano: make that a condition. Safdie: wants condition to read that they submit a landscape plan that hits minimums for landscaping and pervious surface. Khalsa: not sure if they can meet minimums; willing to increase as much as possible.</p> <p>Fontano: these projects are the boards chance to improve neighborhoods. Planner Mello: read conditions to be added (one for permeable pavers, one for landscaping).</p> <p>Richard Rossetti made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 5-0.</p>	

<b>51 Oliver Street (ZBA 2018-33)</b>	
Applicant:	51 Oliver Street, LLC
Property Owner:	51 Oliver Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant/Owner, 51 Oliver Street, LLC, seeks a Variance under §5.5, §8.5, and Article 9 for minimum lot size, left side yard setback, minimum frontage, and parking to construct a three-story, three-family dwelling. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Unable to recommend
ZBA Action:	--
<p>O'Donovan: gave overview of project, and how the project complies with the proposed zoning code overhaul. Dom Valentie (571 Main St, Medford): gave overview of architecture and site plan.</p> <p>Fontano: got two letters of support this morning, and support from ward alderman.</p> <p>Meredith Porter: staff report says landscaped area minimum and requirement is 20%, but should be 25%. Planner Mello: transcribed those numbers from applicant, so could be a typo. If 20%, would be a variance. O'Donovan: thought it was 20%, if 25% can either ask for variance or try and increase landscaped area.</p> <p>Valentie: could add planters to the roof deck. Evans: can't count any vehicular uses as landscaping. O'Donovan: could run plantings along the edge of the driveway, might not count towards landscaped area but could make a variance more palatable. Safdie: zoning requires 8' drive aisle, but only has 7' right now; there might be plantings that can't count as landscaping.</p>	



Brockelman: how does proposed setback at 15' compare to neighbors? O'Donovan: believes it is consistent with neighbors.

Evans: each unit has a study; if it becomes a bedroom does that change parking count? Planner Mello: wouldn't change parking requirement.

Severino: architect said floor patios can be used for bbq, but only 8' wide and fire code requires 10' setback for bbqs.

Safdie: if new drawings submitted, need to fix elevations on plans.

Severino: has 2 units been considered? 3 units seem short on space. O'Donovan: 2 units would be bigger, but 3 units would be more affordable to families.

Fontano: could reduce patio size to increase landscaping. Severino: family units have been mentioned a few times; does each unit have its own private roof deck? O'Donovan: yes. Severino: makes her nervous about kids playing on roof decks.

Planner Mello: could board give applicant their current views on variances?

Some discussion about proposed zoning overhaul and how the project would comply if the new zoning passes. Rossetti: doesn't like landscaping variance right now, fine with the other four. Severino: agrees with Rossetti. Evans: a lot of variances, don't like giving this many.

Fontano: what's going on with abutters? O'Donovan: abutters seemed happy at neighborhood meeting.

Safdie: not sure about the variances yet. Doesn't meet current zoning and also doesn't fully meet the proposed zoning. Agrees with Rossetti and Severino. This is a lot of violations, and could be a 2 unit.

Evans: layout doesn't lend itself to being a family unit. Lack of landscaping is concerning.

O'Donovan: side yard setback, minimum lot size, and minimum lot frontage would all comply with proposed zoning.

Richard Rossetti made a motion to continue the application to August 8, 2018. Seconded by Elaine Severino. Motion passed 5-0.

### 32 Glen Street (ZBA 2018-64)

Applicant:	32 Glen Street, LLC
Property Owner:	32 Glen Street, LLC
Agent:	Nicole Starck, Esq.
Legal Notice:	Applicant/Owner, 32 Glen Street, LLC, seeks a Special Permit under §4.4.1 to alter a nonconforming structure by increasing the gross floor area (GFA) by greater than 25% with an addition to the existing single family dwelling, a Special Permit with Site Plan Review under §7.3 to establish seven residential units in the RB zoning district, and a Variance under §5.5 and Article 9 for parking relief. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--



Nicole Starck: gave overview of project. Variance is not required. Jai Khalsa (architect): gave overview of project architecture and landscaping plan. Had well attended and positive community meeting.

Joseph Bolick (Glen St): different plans than shown at community meeting. The addition to the building will shadow his house. Khalsa: not adding anything to the back house. Planner Mello: from a zoning standpoint it's a large addition, but it will feel like 2 separate structures.

Bolick: understands now, fine with that. Where will they put all the snow? Khalsa: put snow in landscaped areas. Bolick: can they pull the fence slightly away from his property line? The exhaust comes by his windows. Khalsa: can stipulate to move the garage and fence down to address Bolick's concerns.

Severino: will space created by shifting parking be replaced with landscaping? Khalsa: yes. Safdie: garage can be within setback? Khalsa: yes, fire rated.

Board revised conditions to include moving garage and parking and replacing it with landscaping.

Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion approved 5-0.

<b>45-47 Trull Street (ZBA 2018-86)</b>	
Applicant:	Maxwell and Stefanie Bridges
Property Owner:	Maxwell and Stefanie Bridges
Agent:	Adam Dash
Legal Notice:	Applicants/Owners, Maxwell and Stefanie Bridges, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing two dormers on the roof of the main structures. RA Zone. Ward 5.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Adam Dash: gave overview of project. No public comment.	
Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.	

**Other Business:**

Approval of minutes from the following meetings:

- Remaining minutes from 2013
- Remaining minutes from 2014
- Remaining minutes from 2015
- Remaining minutes from 2016
- Assorted minutes from Jan. – Aug. 2017
- April 18, 2018
- May 2, 2018
- May 16, 2018
- June 6, 2018
- June 20, 2018



Richard Rossetti made a motion to approve all minutes before the board. Seconded by Elaine Severino. Motion passed 5-0.

*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/osped/planning-and-zoning/reports-and-decisions>



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