



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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DANIELLE EVANS
ELAINE SEVERINO
JOSH SAFDIE
ANNE BROCKELMAN, *ALT.*

ZONING BOARD OF APPEALS MINUTES

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA
Wednesday, August 22, 2018
6:00 P.M.

Danielle Evans and Josh Safdie were absent.

Previously Opened Cases that have been Continued to a Future Meeting

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, 7/18, 8/8
Staff Recommendation:	Denial
ZBA Action:	Voted on August 8, 2018 to continue the application to September 5, 2018.
Previously continued to September 5, 2018.	



Previously Opened Cases that are Requesting a Continuance

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, 7/18, 8/8, 8/22
Staff Recommendation:	None at this time
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Applicant requested to continue the application to October 17, 2018. Richard Rossetti made a motion to continue the application to October 17, 2018. Elaine Severino seconded. Motion passed 4-0.	

150 Hudson Street (ZBA 2018-71)	
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, 8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Applicant requested to continue the application to September 5, 2018. Richard Rossetti made a motion to continue the application to September 5, 2018. Elaine Severino seconded. Motion passed 4-0.	

24 Dane Avenue (ZBA 2018-75)	
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, 8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Applicant requested to continue the application to September 5, 2018. Richard Rossetti made a motion to continue the application to September 5, 2018. Elaine Severino seconded. Motion passed 4-0.	



12 Quincy Street (ZBA 2018-90)	
Applicant:	Jennifer Park, Eric Shea, and Tatum Smigliski
Property Owner:	Jennifer Park, Eric Shea, and Tatum Smigliski
Agent:	n/a
Legal Notice:	Applicants and Owners, Jennifer Park, Eric Shea, and Tatum Smigliski, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding two decks off of the existing rear stairs. RB Zone. Ward 2.
Date(s) of Hearing(s):	8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Applicant requested to continue the application to September 5, 2018. Richard Rossetti made a motion to continue the application to September 5, 2018. Elaine Severino seconded. Motion passed 4-0.	

New Cases to be Opened that are Requesting a Continuance

45 Kent Street (ZBA 2017-90) (re-advertise)	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	
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):	8/22
Staff Recommendation:	None at this time
ZBA Action:	--
Applicant requested to continue the application to September 5, 2018. Richard Rossetti made a motion to continue the application to September 5, 2018. Elaine Severino seconded. Motion passed 4-0.	

Previously Opened Cases to be Heard

104 Beacon Street (ZBA 2016-78-R1(6-2018) (remand)	
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, 8/8, 8/22
Staff Recommendation:	Conditional approval



ZBA Action:	Voted on July 18, 2018 to continue the application to August 22, 2018.
Discussion about court case and deals. Susan Fontano: happy to vote? Yes. Richard Rossetti: set.	
Richard Rossetti made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 4-0.	

41 Thorndike Street (ZBA 2018-81)	
Applicant:	Robert J. Granara, Jr.
Property Owner:	Robert J. Granara, Jr.
Agent:	N/A
Legal Notice:	Applicant and Owner, Robert J. Granara, Jr. seeks special permits to construct dormers within the side yard setbacks under §4.4.1 and §8.5 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Applicant requested to continue the application to September 5, 2018. Richard Rossetti made a motion to continue the application to September 5, 2018. Elaine Severino seconded. Motion passed 4-0.	

14 Pearl Street (ZBA 2018-23) (re-advertised)	
Applicant:	Adragna Dedic, LLC
Property Owner:	Adragna Dedic, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, Adragna Dedic, LLC, seeks Special Permits under §4.4.1 of the SZO to substantially alter a non-conforming structure through additions and raising the roofline. GFA will increase by more than 25%. Number of units will increase from one to three. Parking relief requested under §9.13 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Applicant requested to continue the application to September 5, 2018. Richard Rossetti made a motion to continue the application to September 5, 2018. Elaine Severino seconded. Motion passed 4-0.	

New Cases to be Opened and Heard

8-10 Ware Street (ZBA 2018-80)	
Applicant:	Sara Lehrhoff Gehling and Victor Gehling
Property Owner:	Sara Lehrhoff Gehling and Victor Gehling
Agent:	
Legal Notice:	Applicant's and Owner's, Sara Lehrhoff Gehling and Victor Gehling, seek a Variance under §5.5 and §8.5 to construct an addition to the side and rear of the existing structure. RA Zone. Ward 7.
Date(s) of Hearing(s):	8/22
Staff Recommendation:	Unable to recommend
ZBA Action:	--



Applicant/Owner: explained why they want to stay, and why they want a variance. Neighbor from 42 Curtis St: direct abutter, supports project.

Severino: how far from neighbor on left? Reply: 5' from side yard, 11.5' total.

Severino: 4 parking spaces? 3? Reply: space for parking to stay.

Severino: damage to mature tree? Reply: no.

Severino: drive surface change? Reply: not part of plan. After addition?

Severino: pavers if redone, in part better than nothing.

Brockelman: trade off with increased parking and increase landscaping. Drawings don't show landscaping very clearly – illuminate. Landscaping is okay?

Rossetti: house is set sideways, 2nd criteria not met, not on any case. Others met.

The Board revised condition #13 requiring two parking spaces be turned to pavers.

Richard Rossetti made a motion to conditionally approve the variance. Seconded by Elaine Severino. Motion passed 4-0.

46 Laurel Street (ZBA 2018-98)

Applicant:	Christopher Burgholzer
Property Owner:	Warren L. Hirst and Catherine A. Hirst, Trustees of the Hirst Realty Trust
Agent:	Adam Dash
Legal Notice:	Applicant, Christopher Burgholzer, and Owner, Warren L. Hirst and Catherine A. Hirst, Trustees of the Hirst Realty Trust, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition in the rear of the four-unit dwelling and A Special Permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	8/22
Staff Recommendation:	Conditional approval
ZBA Action:	--

Tim (289 Lowell): vote yes!

Fontano: shingle type? Reply: recycled! Siding to be fiber cement.

Severino: what part of black top coming up? Reply: about 50%. Severino: any pavers? Apron? Please.

The Board revised the following conditions: #19, landscape plan for staff approval; #20, spout diverters.

Richard Rossetti made a motion to conditionally approve the special permit. Seconded by Elaine Severino. Motion passed 4-0.

12 Avon Street (ZBA 2018-96)

Applicant:	Donal Waide
Property Owner:	Donal Waide
Agent:	
Legal Notice:	Applicant and Owner, Donal Waide, seeks a special Permit under §4.4.1 of the SZO to add a dormer within the non-conforming right side yard setback as part of a project to finish the attic. RA zone. Ward 3.
Date(s) of Hearing(s):	8/22
Staff Recommendation:	Conditional approval



ZBA Action:	--
The Applicant submitted a request to withdraw the application without prejudice. Richard Rossetti made a motion to approve the request to withdraw without prejudice. Seconded by Elaine Severino. Motion passed 4-0.	

Other Business:

Approve minutes from August 8, 2018 meeting.

Richard Rossetti made a motion to approve the minutes. Elaine Severino seconded. Motion passed 4-0.

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/ospcd/planning-and-zoning/reports-and-decisions>

