



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

City Council Chambers, 2nd floor, 93 Highland Avenue, Somerville MA
Wednesday, August 7, 2019
6:00 P.M.

Elaine Severino and Josh Safdie were absent.

Previously Opened Cases Continued to a Future Date

11 Rossmore Street (ZBA 2019-41)	
Applicant:	The Rossmore LLC
Property Owner:	The Rossmore LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant / Owner, The Rossmore LLC, seeks a special permit with site plan review under SZO §7.2 to erect a second principal structure on the lot. The proposal is to demolish the existing structure and build a new single family dwelling and a two-family dwelling. A special permit under SZO §9.13 for parking relief is also required. RB Zone. Ward 2.
Date(s) of Hearing(s):	7/17
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on July 17, 2019 to continue the application to August 21, 2019.

42 Henderson Street (ZBA 2018-189)	
Applicant:	XYZ32MP, Inc
Property Owner:	XYZ32MP, Inc
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, XYZ32MP, Inc., seeks Special Permits under §4.4.1 for alterations to a non-conforming property including adding a dormer and deck within the left side yard setback, increasing the non-conforming FAR through renovations. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17
Staff Recommendation:	Conditional approval.
ZBA Action:	Voted on July 17, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on July 17, 2019 to continue the application to August 21, 2019.

40 Columbus Avenue (ZBA 2018-147)	
Applicant:	Vincent Spadea
Property Owner:	Vincent Spadea
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 17, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on July 17, 2019 to continue the application to August 21, 2019.

Previously Opened Cases to Request a Continuance

24 Hanson Street (ZBA 2018-161)	
Applicant:	BruceDharma, LLC
Property Owner:	BruceDharma, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/9, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.



27 Tufts Street (ZBA 2018-195):	
Applicant:	Pulin and Katai Wang
Property Owner:	Pulin and Katai Wang
Agent:	N/A
Legal Notice:	Applicants and Owners, Pulin and Katai Wang, seek a special permit under SZO §4.4.1 and §7.11.1.c to alter a nonconforming structure by constructing a large addition to the existing structure that will add three dwelling units making it a five-unit dwelling. Parking relief under Article 9 is also required. RC Zone. Ward 1.
Date(s) of Hearing(s):	6/19, 7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.

171 Cedar Street (ZBA 2018-191)	
Applicant:	171 Cedar Street, LLC
Property Owner:	171 Cedar Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.

346 Somerville Avenue (ZBA 2019-19)	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	N/A
Legal Notice:	Applicant, 346 Somerville Ave., LLC, and Owner, Palmac Realty Corp proposes a project that requires zoning relief from two boards: the Planning Board and the ZBA. All special permitting for this project falls under the purview of the Planning Board. The ZBA is the only board that can grant variances. The Applicant seeks variances from the ZBA including lot area per dwelling unit, height, and number of stories. CCD-55. Ward 2.
Date(s) of Hearing(s):	3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.



169 Tremont St: (ZBA 2019-17)	
Applicant:	Santino Ferrante
Property Owner:	Tremont 2000, LLC
Agent:	N/A
Legal Notice:	Applicant, Santino Ferrante, and Owner, Tremont 2000, LLC), seek Special Permits under §4.4.1 of the SZO to enclose rear porches within the right side yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.

187 Central Street (ZBA 2019-29):	
Applicant:	Nora, LLC
Property Owner:	Nora, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Nora, LLC, seeks a Special Permit with Site Plan Review (SPSR) under §7.3.3 of the SZO to increase the number of dwelling units from one to four where one of these units will be affordable. Parking relive under Article 9 of the SZO. RA zone. Ward 4.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.

25 Ivaloo Street (ZBA 2019-66)	
Applicant:	Tuesday Thomas & Can Keskin
Property Owner:	Tuesday Thomas & Can Keskin
Agent:	N/A
Legal Notice:	Applicants and Owners, Tuesday Thomas & Can Keskin seek a Special Permit under §4.4.1 of the SZO to substantially alter a non-conforming structure by razing the structure and rebuilding a single-family residence. *The Applicants/Owners received ZBA approval for this project in 2017 under project number ZBA 2016-145. The special permits have since expired and the Applicants/Owners seek to re-activate those special permits. RB zone. Ward 2.
Date(s) of Hearing(s):	7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.



74 Winslow Avenue: (ZBA 2019-11)	
Applicant:	Jamie Maguire & Michael Hovanec
Property Owner:	Jamie Maguire & Michael Hovanec
Agent:	N/A
Legal Notice:	Applicants, Jamie Maguire & Michael Hovanec, seek special permits under §4.4.1 of the SZO to reconstruct a deck within the rear and right side yard setbacks. RA zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.

117 Summer Street (ZBA 2019-65)	
Applicant:	Riverside Community Care
Property Owner:	Riverside Community Care
Agent:	N/A
Legal Notice:	Applicant and Owner, Riverside Community Care, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR and a Variance for parking relief. RA and RB zones. Ward 3.
Date(s) of Hearing(s):	7/17, 8/7
Staff Recommendation:	Variance: Unable to recommend. Special Permit: Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.

11 Cedar Street (ZBA 2018-84):	
Applicant:	John D. Barry, Esq.,
Property Owner:	Cheryl A. Hurley and Carl A. Hurley
Agent:	N/A
Legal Notice:	Applicant, John D. Barry, Esq., and Owners, Cheryl A. Hurley and Carl A. Hurley, seek a special permit with site plan review under SZO §7.2 and §7.3 to erect a second principal structure on the lot and to have five dwelling units on the lot. The proposal is to demolish the existing garage structure and erect a new three-unit dwelling in the rear of the site. A special permit under SZO §4.4.1 to alter the existing nonconforming structure by constructing a rear deck and under SZO §9.13 for parking relief is also required. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/19, 7/17, 8/7
Staff Recommendation:	Revisions recommended
ZBA Action:	Voted on August 7, 2019 to continue the application to September 4, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to September 4, 2019.



16 Whipple Street (ZBA 2018-173):	
Applicant:	David Feeney
Property Owner:	David Feeney
Agent:	N/A
Legal Notice:	Applicant and Owner, David Feeney, seeks a Special Permit under §4.4.1 to construct a dormer within the left side yard setback. RC zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7
Staff Recommendation:	See Staff Report Recommendation
ZBA Action:	Voted on August 7, 2019 to continue the application to September 4, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to September 4, 2019.

New Cases to be Opened and Requesting a Continuance

515 Somerville Avenue (ZBA 2018-122-R1-7/19)	
Applicant:	YEM Somerville Ave LLC
Property Owner:	DEVB LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Douglas Okun, and Owner, Robert W. Sinnott, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 7. <i>*The legal notice inadvertently describes another case and will be re-advertised properly for the August 21, 2019 meeting.</i>
Date(s) of Hearing(s):	8/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Voted on August 7, 2019 to continue the application to August 21, 2019.

Previously Opened Cases to be Heard

29 Ward Street (ZBA 2019-42):	
Applicant:	Scott Flanagan
Property Owner:	Scott Flanagan
Agent:	N/A
Legal Notice:	Applicant / Owner, Scott Flanagan, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a third story and adding a third dwelling unit. A special permit is also being sought under SZO §9.13 for parking relief. BA Zone. Ward 2.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 7, 2019.



Current Status:	<p>Scott Flanagan provided an overview of the request to add a 3rd floor to add another unit and seeking parking relief. heard in June of 2019 and was continued due to insufficient landscape plan.</p> <p>Susan Fontano outlined the applicant's rights to continue if things are not going well due to only 4 ZBA members present tonight.</p> <p>Susan asks if the plans presented are new – affirmed</p> <p>The ZBA reaffirms their disdain for the original plan</p> <p>Drew Kane asks if the yard is raised, specifically how – it is 18” off sidewalk behind a low wall. Drew likes the plans</p> <p>Anne Brockelman is not keen on the parapet or roof slant. See previous meeting minutes for exact issues. Applicant reaffirms items discussed prior.</p> <p>Sarah White indicates less than enthusiastic response to roof, brings it back to the relief being sought – parking. No nexus for roof. Neighbors are fine with roof</p> <p>Drew is asking if staff requires low albedo roofs</p> <p>Danielle Evans is asking why lawn is being removed and replaced with pea stone.</p> <p>Danielle Evans made a motion to approve the request. Seconded by Drew Kane.</p> <p>Voted 4-0.</p>
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156 Hudson Street (ZBA 2019-36):	
Applicant:	North America Development
Property Owner:	Hudson and Lisa Santana
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owners, Hudson and Lisa Santana, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition, adding a third story, and converting it into a two-family dwelling. A special permit for parking relief is also being sought under SZO §9.13. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 7, 2019.
Current Status:	Dan Andersen, architect, provided an overview of the updates. No Board or public comments. Danielle Evans made a motion to approve the request. Seconded by Drew Kane. Voted 4-0.

7 Oak Street (ZBA 2019-01)	
Applicant:	Dalfior Development, Inc.
Property Owner:	Joseph Trofimow, Trustee of the Trofimow Family Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Dalfior Development, Inc., and Owner, Joseph Trofimow, Trustee of the Trofimow Family Realty Trust, seeks a special permit with site plan review under SZO §7.2 to erect a second principal structure on the lot. The existing structure is proposed to become a single family dwelling and the proposed structure is proposed to be a two-family dwelling. A special permit under SZO §9.13 for parking relief is also required. RB Zone. Ward 2.
Date(s) of Hearing(s):	7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 7, 2019.



Current Status:	<p>Adam Dash provided an overview of the updates to the plans.</p> <p>Public Comment:</p> <p>Meredith porter, non-abutter, had some thoughts about ADA requirements.</p> <p>Drew Kane had some questions about which tree is proposed to be relocated, seeking clarity on site.</p> <p>Tree is to be salvaged, subject of new tree Ord? unknown</p> <p>Trees in question are to be relocated to the rear of the lot</p> <p>Danielle Evans made a motion to approve the request with the added condition that the applicant submit an updated landscape plan of the relocated tree. Seconded by Anne Brockelman. Voted 4-0.</p>
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50-54 Murdock Street (ZBA 2018-19-R1-4/19):	
Applicant:	Roberto Grieco
Property Owner:	Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Roberto Grieco, and Owner, Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust, seek a revision to a previously approved special permit (ZBA 2018-19) under SZO §5.3.8 to make changes to the right side of the building. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	There was no discussion and the Board voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	There was no discussion and the Board voted on August 7, 2019 to continue the application to August 21, 2019.

65 Bailey Road (ZBA 2019-27):	
Applicant:	Jose F. and Ligia L. Couto
Property Owner:	Jose F. and Ligia L. Couto
Agent:	N/A
Legal Notice:	Applicants and Owners, Jose F. and Ligia L. Couto, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by constructing a dormer within the left side yard setback. Parking relief under Article 9. RA zone. Ward 4.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	There was no discussion and the Board voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	There was no discussion and the Board voted on August 7, 2019 to continue the application to August 21, 2019.

137 Summer Street (ZBA 2019-40):	
Applicant:	137 Summer Street, LLC
Property Owner:	137 Summer Street, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, 137 Summer Street, LLC, seeks special permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the GFA by more than 25% and constructing a 3-story addition within the left side yard setback. Parking relief under Article 9 of the SZO. Number of units will increase from two to three. RB zone. Ward 3.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7



Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 7, 2019.
Current Status:	<p>Adam Dash and James Bailey, Stefanov Architects, provided an overview of the proposal.</p> <p>Public Comment</p> <p>David Hart of 65 Avon St has comments about parking, parking duress. Concerned about parking.</p> <p>Anne Brockelman has questions as to why the parking was reduced per staff request.</p> <p>Sarah White indicates that the 3rd space was removed to allow better egress from the spot in the garage. Replace with some additional landscaping and there was a condition added to remove the 3rd spot</p> <p>Anne asking some questions about the hip vs gambrel style- a little odd. Is not sure how the design is possible. Thinks the design could be improved. Anne would like to see it again vs a condition.</p> <p>Danielle weighs in on design decisions not being conditions unless clearly and easily written.</p> <p>Danielle prefers one space per unit.</p> <p>Anne wants some redesign – board concurs.</p> <p>The Board voted 4-0 continued the case to August 21, 2019.</p>

365 Somerville Avenue (ZBA 2019-50):	
Applicant:	Nikhilsh Rao Goruknati
Property Owner:	Riggins Holdings, LLC
Agent:	N/A
Legal Notice:	Applicant, Nikhilsh Rao Goruknati, and Property Owenr, Riggins Holdings, LLC, seek special permits to convert from a café use to dentist office. Parking relief under Article 9. Ward 2.
Date(s) of Hearing(s):	6/19, 7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 7, 2019.
Current Status:	Sarah White informed the ZBA that this case was inadvertently advertised as a ZBA case when it is in fact a Planning Board case. The Applicant will submit a written request to withdraw the case without prejudice prior to the next ZBA meeting. Voted on August 7, 2019 to continue the application to August 21, 2019.

241 Summer Street (ZBA 2019-18)	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	N/A
Legal Notice:	Applicant, Gary J. Lopresti, and Owner, MaryAnn Rapoza, see Special Permits under §4.4.1 of the SZO to enclose a first floor rear porch within the left and rear yard setbacks. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/, 5/15, 6/5, 6/19, 7/17, 8/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 7, 2019.



Current Status:	Gary Lopresti provided an overview of the proposal. No Board or public comments. Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.
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New Cases to be Opened and Heard

<u>65-69 Adams Street (ZBA 2019-64)</u>	
Applicant:	Martin Cafasso
Property Owner:	65 Adams LLC
Agent:	N/A
Legal Notice:	Applicant, Martin Cafasso, and Owner, 65 Adams LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming six-unit structure by constructing an exterior rear stair within the rear yard setback and increasing the floor area ratio (FAR). RA Zone. Ward 4.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant provided an overview of the proposal. No Board or public comments. Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.

<u>260 Beacon Street (ZBA 2019-75)</u>	
Applicant:	Pfaff Wellness LLC dba Barre3 c/o Simone Bernstein
Property Owner:	Highland CBD 260 Beacon LLC
Agent:	N/A
Legal Notice:	Applicant, Pfaff Wellness LLC dba Barre3 c/o Simone Bernstein, and Owner, Highland CBD 260 Beacon LLC, seek a special permit under SZO §7.11.6.3.a to establish a commercial exercise facility in one of the storefronts of the newly constructed building. A special permit for parking relief under SZO §9.13 is also being sought. RC Zone. Ward 2.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Simone Bernstein provided an overview of the proposal. Meredith porter offers an observation that work hours restrictions condition is not present. Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.

<u>9 Clifton Street (ZBA 2019-57)</u>	
Applicant:	Sherri Noel Geldersma
Property Owner:	Sherri Noel Geldersma
Agent:	N/A
Legal Notice:	Applicant and Owner, Sherri Noel Geldersma, seeks a special permit with site plan review (SPSR) under SZO §7.2 to construct a second principal structure on the lot and a special permit for parking under SZO §9.13. The existing structure will become one dwelling unit and the proposed structure will include one dwelling unit. RA Zone. Ward 6.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval



ZBA Action:	--
Current Status:	<u>Sherrri Geldersma provided an overview of the proposal.</u> Celia Halsted, who lives on Morrison Ave, speaks in favor of the project. Kate Gilbert on Morrison Ave, supports the whole projects. Lisa Tam ,neighbor of the applicant, supports Drew Kane is asking about the black walnut tree sick? Too much bomb like fruit. The tree can be conditioned to remain. There may be options to save the tree despite abutters. Anne likes how the new house is sympathetic to the surround. Curious about the north elevation only having dormer windows– internal service and infrastructures, privacy issues Danielle Evans made a motion to approve the request with the added condition that the black walnut tree shall not be removed if deemed healthy by a certified arborist. Seconded by Anne Brockelman. Voted 4-0.

<u>17 Dartmouth Street (ZBA 2019-63)</u>	
Applicant:	Alvaro and Eduarda Carvalho
Property Owner:	Alvaro and Eduarda Carvalho
Agent:	N/A
Legal Notice:	Applicants and Owners, Alvaro and Eduarda Carvalho, seek a special permit under SZO §4.4.1 to alter a nonconforming three-family dwelling by constructing an exterior stair in the rear. RA Zone. Ward 4.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant provided an overview of the proposal. No Board or public comments. Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.

<u>5B Evergreen Avenue (ZBA 2019-70)</u>	
Applicant:	Our House Contracting
Property Owner:	Luce Petringa and Davis Yanolis
Agent:	N/A
Legal Notice:	Applicant, Our House Contracting, and Owners, Luce Petringa and Davis Yanolis, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by increasing the floor area ratio (FAR) by finishing the attic. RA Zone. Ward 4.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant provided an overview of the proposal. No Board or public comments. Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.

<u>298 Lowell Street (ZBA 2019-69)</u>	
Applicant:	Claire Brickell and Elie Dolgin
Property Owner:	Claire Brickell and Elie Dolgin
Agent:	N/A



Legal Notice:	Applicants and Owners, Claire Brickell and Elie Dolgin, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 5.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant provided an overview of the proposal. No Board or public comments. Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.

<u>43-47 Pennsylvania Avenue (ZBA 2019-71)</u>	
Applicant:	Brian Tamm
Property Owner:	Brian Tamm
Agent:	N/A
Legal Notice:	Applicant and Owner, Brian Tamm, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure to enclose a second story rear porch. RA Zone. Ward 1.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant provided an overview of the proposal. Anne Brockelman asked about the cladding of the house, concerned that the proposal looks tacked on. Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.

<u>30-32 Whitman Street (ZBA 2019-59)</u>	
Applicant:	Douglas Okun
Property Owner:	Robert W. Sinnott
Agent:	N/A
Legal Notice:	Applicant, Douglas Okun, and Owner, Robert W. Sinnott, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 7.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant provided an overview of the proposal. Anne Brockelman is asking why relief is needed – dormers in setbacks Danielle Evans was curious about how the dormer integrates with the bay Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.

<u>71 Bow Street (ZBA 2019-52)</u>	
Applicant:	Scott Zink
Property Owner:	Leins Family Realty Trust with Luis E. Leins, Trustee
Agent:	Peter Quinn



Legal Notice:	Applicant, Scott Zink, and Owner, Leins Family Realty Trust with Luis E. Leins, Trustee, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, a Special Permit with Site Plan Review (SPSR) to construct a mixed-use building with 24 residential units and ground floor commercial space, Variances including height, number of stories, FAR, and parking relief under Article 9. NB zone. Ward 3.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	SP and SPSR: Conditional approval V: Unable to recommend
ZBA Action:	There was no discussion and the Board voted on August 7, 2019 to continue the application to September 4, 2019.
Current Status:	There was no discussion and the Board voted on August 7, 2019 to continue the application to September 4, 2019.

124 Highland Avenue (ZBA 2018-93)	
Applicant:	Barros Properties, LLC
Property Owner:	Somerville Post 19 American Legion
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, Barros Properties, LLC, and Owner, Somerville Post 19 American Legion, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, parking relief under Article 9, a Special Permit with Site Plan Review (SPSR) to construct 19 residential units, Variances include lot area per dwelling unit, FAR. Existing building to be demolished. Somerville Post 19 to be relocated to rear of the building. NB zone. Ward 3.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	SP and SPSR: Conditional approval V: Unable to recommend
ZBA Action:	--
Current Status:	Sean O'Donovan and Peter Quinn provided an overview of the proposal. Public Comment Eileen Chappim, 31 Berkeley St speaks about the project being larger. Has issues with more rooms and more parking. Dennis Wright, Minister from church, speaks highly about project, process, and players. Speaks in support Scott Pollac, 55 Oxford St speaks about how process went, very good about listening to concerns. Is a SomerVision participant, thinks design and units are acceptable. Sites MAPC report on over parking issues in housing projects. Fully supports project. Lauren Easton, 129 Highland Ave speaks about having missed meetings. Has some concerns about height and parking. Post 19 Senior Post Commander speaks to staying in the city longer which this will allow Drew Kane supports scale, massing, units, and outreach. Has questions about green/sustainable building materials and practices. Structure will meet current stretch code and HERS rating. Trying to deal with storm water entirely on site. Questions about green roofs and high albedo – will be looked in to Anne Brockelman generally supports the project. Has questions about the section – garden vs parking vs 1st floor. How does it work? Peter Quinn explains the section is in the board packets and how the sections function and access is derived. Some questions about how tall does the structure present on highland – 4 stories max height 58' from lowest point. 47' on Highland Ave. general questions about dimensions listed in plan set, and ADU – 20% 3 on site and a payment Anne's general feeling is that it is a bit tight for the site – new zoning will alleviate parking issues Danielle asks about required relief for parking and how the numbers work, Sarah White



	<p>explains. Asks if there was a parking study. Council indicates no as the parking is maxed out at 16 spaces on site.</p> <p>Danielle is concerned about the variances required, hours of the function hall</p> <p>Drew has some questions about conditions impacting public realm. Wants to see a presentation of the improvements - reviewed and approved by transportation and mobility manager and engineering indicated by SW</p> <p>Anne would like to see traffic studies, too. Mulling over 1' setback on the side. Still feels that it is 'bursting on the site'</p> <p>Danielle having some questions about specific relief needed. Clarified by Sarah White.</p> <p>The Board voted 4-0 continued the case to September 4, 2019.</p>
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48 Berkeley Street (ZBA 2019-49)	
Applicant:	Kevin Gorham / Goodwin Berkeley, LLC
Property Owner:	Kevin Gorham / Goodwin Berkeley, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Kevin Gorham / Goodwin Berkeley, LLC, seeks special Permits to alter a non-conforming property including constructing a dormer within the right side yard setback. Parking relief under Article 9. RA zone. Ward 3.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant provided an overview of the proposal. Anne Brockelman asked about the cladding of the house, concerned that the proposal looks tacked on. Danielle Evans made a motion to approve the request. Seconded by Anne Brockelman. Voted 4-0.

Other Business:

Approval of minutes from: May 1, 2019, May 15, 2019, June 5, 2019, June 19, 2019, and July 17, 2019
All minutes were approved as presented.

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.

