



City of Somerville, Massachusetts
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

Meeting Minutes
April 2, 2008

The meeting was called to order at 6:00PM. in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Members Present:
Herbert Foster, Chairman
Orsola Susan Fontano, Clerk
Richard Rossetti
Danielle Fillis
T.F. Scott Darling, III, Esq.
Elaine Severino, (Alt.)

Staff Present:
Dawn Pereira
Lori Massa

39 Endicott Avenue: (Case # ZBA 2007-66) Applicant & Owner Endicott Partners, LLC, seek Special Permit with Site Plan Review approval (SZO §7.3) in order to construct an eight unit apartment building (including one affordable unit) on a 12,504 s.f. parcel in a RB zone. Ward 7.

Susan Fontano made a motion to grant the Applicant's request for a continuance to April 16, 2008. Elaine Severino seconded the motion. Upon a vote, the motion passed unanimously (5-0). No testimony was recorded.

88 Beacon Street: (Case # ZBA 2007-65) Applicant Nextel Communications of the Mid-Atlantic, Inc. & Owner 88 Beacon Street Realty, Inc. seek a special permit (SZO §7.11.15.3) to install a wireless communications facility on the roof of 88 Beacon Street, Somerville. Pursuant to an Order of the Superior Court, dated October 23, 2007, the Zoning Board of Appeals will conduct a *de novo* hearing on the request. See, Kramer v. Ercolini et al., Superior Court C.A. No. MICV03-2174.



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Susan Fontano made a motion to grant the Applicant's request for a continuance to April 16, 2008. Danielle Fillis seconded the motion. Upon a vote, the motion passed unanimously (5-0). No testimony was recorded.

308 Beacon St: (Case # ZBA 2008-01) Applicant Basnight, Buckingham & Partners, Inc., Owner Kyle E. Gale and Agent Adam Dash seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure. The Applicant seeks Special Permit approval under SZO §7.11.c to build a three-story, six-unit dwelling with parking underneath in a RC zone. Ward 2. Planning Board recommends conditional approval.

Susan Fontano made a motion to grant the Applicant's request for a continuance to April 16, 2008. Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously (5-0). No testimony was recorded.

503b Medford St: (Case # ZBA 2008-04) Applicant & Owner Broadway Investments seek a Special Permit (SZO §9.4 & §9.13a) for modification of parking requirements in order to expand an existing restaurant (currently Churrasco) into an adjacent space that is currently an office use. NB zone. Ward 5.

Susan Fontano made a motion to grant the Applicant's request for a continuance to April 16, 2008. Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously (5-0). No testimony was recorded.

292 Beacon St: Applicant & Owner Kenneth Spera seeks a special permit under SZO §4.4.1 to reconstruct a nonconforming structure and allow a six-family dwelling, (SZO §7.11.1.c), as part of an approved mixed-use structure. RC zone. Ward 2.



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Susan Fontano made a motion to grant the Applicant's request for a continuance to April 16, 2008. Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously (5-0). No testimony was recorded.

135 Willow Ave: Applicant & Owner 131 Willow Ave seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6.

Susan Fontano made a motion to grant the Applicant's request for a continuance to April 16, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously (5-0). No testimony was recorded.

15 Weston Ave: Applicant Sprint Wireless Broadband Company, LLC, and Owner Somerville Housing Authority are requesting a revision to the Special Permit # ZBA 1998-37 to modify existing wireless facility. NB zone. Ward 7.

Chairman Herbert Foster recused himself due to his employment with the Somerville Housing Authority. Susan Fontano substituted as Acting Chairperson.

Attorney Ricardo Sousa testified on behalf of the Applicant. Mr. Sousa stated that the Applicant seeks to add three WiMaxx antennas to the existing wireless facility on the rooftop of the building. At the Property, together with two, one foot wireless backhaul dish antennas, and two equipment cabinets to be located on the existing Sprint equipment platform on the rooftop. Mr. Sousa noted that the revised plans better camouflage the proposed dishes by being mounted lower on the penthouse wall, so as not to project above the top of the penthouse, and by being painted them to match the existing façade. Acting Clerk, Richard Rossetti made a motion to approve the request for a revision to Special Permit #ZBA 1998-37, adding two conditions regarding compliance with standards for noise and electromagnetic radiation. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously (5-0) with Elaine Severino voting.



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49 Davis Sq: Applicant Sprint Wireless Broadband Company, LLC, and Owner DBA BF Properties are requesting a revision to the Special Permit # ZBA 2003-07 to modify existing wireless facility. CBD zone. Ward 6.

Attorney Ricardo Sousa testified on behalf of the Applicant. Sprint is proposing a revision to previously approved plans ZBA# 2003-07 requesting to add three WiMAX antennas, concealed with stealth canister; add six line of coaxial cable to be routed and concealed inside an existing cable tray; add one GPS antenna; add two supporting equipment cabinets to be located in the existing equipment room; and add one backhaul dish. The site is a historic building. Susan Fontano made a motion to approve the Applicant's request for a special permit and modifying condition#6 to delegate final design details to the Historic Preservation Commission and adding two additional conditions #8 and #9 regarding compliance with standards for noise and electromagnetic radiation. Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously (5-0).

23 Milton St: Applicant & Owner Eden Naby Frye & Mary Naby Frye seek a special permit under SZO §4.4.1 to alter a dimensionally nonconforming structure by altering an existing dormer, raising a portion of the roof, demolishing a carriage house, and adding un-enclosed egress stairs. RB zone. Ward 6.

Architect Josh Fenollosa testified on behalf of the Applicant. Mr. Fenollosa had originally stated the roof would be raised 4 feet, but explained the roof would actually be raised 6 feet; There was no change in the plans, but it was simply a mistake by Mr. Fenollosa at the previous hearing. The Applicant proposed to remove the carriage house if it cannot be preserved and replace it with landscaping, un-enclosed porches and egress stairs. During demolition care would be exercised to save two large trees behind the structure. The excavated materials would be replaced with top soil. Mr. Fenollosa also proposed renovating the third floor by modifying an existing dormer, renovating the roof and knee wall at the rear to allow for headroom, and adding a new deck over an existing flat roofed porch. The screened in porch on the first floor would become



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enclosed. Susan Fontano stated that she had spoken with Kristi Chase, Historic Preservation Planner, regarding the carriage house and that Ms. Chase had stated that she preferred not to demolish the carriage house but to work to bring it up to code. Abutter Lucy Borodkin testified against the project stating that she was concerned about raising the roof by 4 feet and blocking sunlight. Ms. Borodkin stated that she wanted the roof lower. Ms. Susan Nicholas, future occupant of the third unit, testified in favor of the project, explaining the need for more headroom. Susan Fontano made a motion to continue the application to April 16, 2008 in order to obtain a shadow study and to also have a Design Review Committee meeting. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously (5-0).

16 Butler Dr/100 Temple St: (Case #ZBA 2007-03-R0308) Applicant Somerville Community Corporation, Owner The St. Polycarp Redevelopment LLC & Agent Kristin Blum seek a revision to Special Permit ZBA 2007-03. The revision is to add 4 parking spaces later modified to three to have the required amount of parking for phase-one. The revision is also to gain approval for the parking for 100 Temple Street to be on the separate lot at 8 Butler Drive (SZO §9.13.d). The location of the parking in these lots has not changed from the original approval. NB zone. Ward 4.

Susan Fontano opened the case and read it into the record. Kristin Blum of Somerville Community Corporation explained their request to modify the site plan by adding three new parallel spaces and to gain special permit approval for parking on a (technically) separate lot and satisfy/modify original condition #4 (requiring 3 additional spaces) by placing spaces parallel and in a new location. Phil Ercolini, Director of Housing testified in favor of the project and stated that this is a very minor request and is needed for financing. Susan Fontano made a motion to approve the request for a revision to Special Permit 2007-03. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously (5-0).



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42 Craigie St: (Case #ZBA 2008-09) Applicant Felix Consilvio Jr. & Owner Craigie Street, LLC seek Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot as an existing principal structure. The applicant seeks Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable in a RB zone. Ward 3.

Susan Fontano opened the case and read it into the record . Ms. Fontano read correspondence from Ward 3 Alderman Tom Taylor into the record who requested that the application be continued in order for the neighbors to have an opportunity to review this project again with the developer and architect to resolve neighbor's concerns and misconceptions. Attorney for the Applicant Richard G. DiGirolamo agreed to the continuance, but requested that it be continued to the hearing of May 7, 2008. Susan Fontano made a motion to grant the request for a continuance to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously (5-0).

Herbert Foster made a motion to adjourn. Danielle Fillis seconded the motion. Upon a vote, the motion passed unanimously (5-0).

The hearing concluded at 7:15pm.