



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

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Josh Safdie (Alt.)
Elaine Severino (Alt.)

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, January 4, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to be Continued

39-43 Elmwood Street/40 Cameron Avenue: (Case #ZBA 2011-31)	
Applicant:	GFC Development Inc.
Property Owner:	Sadler Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant GFC Development Inc. and Owner Sadler Realty Trust, seek Special Permits with Site Plan Review under SZO §7.2 and §7.3 and Special Permits under SZO §4.4.1 and §9.13.b to alter a nonconforming structure and modify parking design standards to construct three buildings with nine total dwelling units and associated parking. RB zone. Ward 7.
Date(s) of Hearing(s):	11/30/11, 1/4/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 30, 2011 to continue the application to January 4, 2012.
Current Status:	The Applicant has submitted a written request to continue the application to January 18, 2012.



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Previously Continued Cases to be Heard

485 Mystic Valley Parkway (Case #ZBA 2011-79)	
Applicant:	Somerville Housing Authority
Property Owner:	Somerville Housing Authority
Agent:	Peter L. Freeman, Esq.
Legal Notice:	Applicant and Owner Somerville Housing Authority seeks a Comprehensive Permit under M.G.L. Chapter 40B for an Inclusionary Housing Development. The proposal would create 60 affordable one-bedroom residential dwelling units for seniors and person with disabilities in two buildings. The project would consist of the redevelopment and conversion of the existing Mystic Water Works into a 25 affordable housing unit rental apartment building and the demolition of the existing office and garage outbuilding to be replaced with a newly constructed 35 affordable housing unit rental apartment building. The Applicant is requesting waivers from various sections of the City's ordinances and requirements, including but not limited to waivers from the following sections of the SZO: §4.4.1, §4.5.3, §7.2, §7.3, §7.9, §7.11, §8.5.B, §8.5.C, §8.5.E, §8.5.F, §8.5.I, §9.4, §9.5.1.b, §9.6.1, §9.9, §9.11, §9.15, §10.5, and §10.6. RA zone. Ward 7.
Date(s) of Hearing(s):	11/30/11, 1/4/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 30, 2011 to continue the application to January 4, 2012.
Current Status:	Will be heard on January 4, 2012.

16 Linden Avenue (ZBA #2011-70)	
Applicant:	16 Linden Avenue, LLC
Property Owner:	16 Linden Avenue, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner 16 Linden Avenue, LLC seeks Special Permit with Site Plan Review (SPSR, SZO §5.2) approval under §7.2 to construct a principal structure for 5 dwelling units on a lot with an existing principal structure with 3 dwelling units. The Applicant seeks SPSR approval under §7.3 to have 8 residential units on the lot, one of which would be an affordable unit as defined in §13. The Applicant seeks a variance to provide 10 of the 13 required parking spaces (§5.5 & 9.5). Additionally, the Applicant seeks a Special Permit to alter the existing nonconforming 3 family structure under §4.4.1 to alter window openings, construct a 2-story deck in the rear yard and alter the front entrance canopy. RB zone. Ward 5.
Date(s) of Hearing(s):	10/19, 11/2, 11/16, 12/7/11, 1/4/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on December 7, 2011 to continue the application to January 4, 2012.
Current Status:	Will be heard on January 4, 2012.



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New Cases to be Opened and Heard

42 Preston Road (Case #ZBA 2011-91)	
Applicant:	Stephanie Nickerson
Property Owner:	Stephanie Nickerson
Agent:	N/A
Legal Notice:	Applicant and Owner Stephanie Nickerson seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a second story rear addition and first floor mudroom. RB zone. Ward 2.
Date(s) of Hearing(s):	1/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 4, 2012.

230 & 236 Highland Avenue (Case #ZBA 2011-92)	
Applicant:	David A. Farmer, AIA
Property Owner:	Somerville Hospital
Agent:	N/A
Legal Notice:	Applicant, David A. Farmer, AIA, and Owner, Somerville Hospital, seek a Variance (SZO §5.5) from the sign regulations in Article 12 to install two signs and change the face of another sign. RA zone. Ward 3.
Date(s) of Hearing(s):	1/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 4, 2012.

234 Elm Street (Case #ZBA 2011-93)	
Applicant:	Bryan Poisson
Property Owner:	Hancock Somerville, LLC
Agent:	N/A
Legal Notice:	Applicant Bryan Poisson and Owner Hancock Somerville, LLC, seek a Variance under SZO §5.5 from the parking requirements of SZO §9.5 for relief from seven required off-street parking spaces and a Special Permit to alter a nonconforming structure under SZO §4.4.1 to make façade alterations including window and lighting changes. CBD Zone. Ward 6.
Date(s) of Hearing(s):	1/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 4, 2012.



26 Bartlett Street (Case #ZBA 2011-95)	
Applicant:	Jesse Carreiro
Property Owner:	Jesse Carreiro
Agent:	N/A
Legal Notice:	Applicant & Owner, Jesse Carreiro, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct an approx 108 sf one-story addition to the rear of the structure. RA zone. Ward 5.
Date(s) of Hearing(s):	1/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 4, 2012.

Other Business

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports



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