



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

PLANNING DIVISION

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Orsola Susan Fontano, Clerk

Richard Rossetti
T.F. Scott Darling, III, Esq.
Danielle Evans
Elaine Severino (Alt.)
Josh Safdie (Alt.)

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, January 5, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

15 Park Place (Case #ZBA 2009-42)	
Applicant:	Keith Glover & Lenore Hill
Property Owner:	Thomas Costagliola
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Keith Glover and Lenore Hill & Owner Thomas Costagliola seek a Special Permit under SZO §4.4.1 in order to enlarge a non-conforming garage into an approximately 4,000sf two-family dwelling. RB zone. Ward 2.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5//11
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on December 1, 2010 to continue the application to January 5, 2010.
Current Status:	The Applicant will submit a written request to continue the application to January 19, 2011.



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35R Lexington Avenue (Case #ZBA 2009-45)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner Christos Poutahidis is seeking a Special Permit with Site Plan Review (SZO §5.2) to have two principle structures (two single-family dwellings) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). RA zone. Ward 5.
Date(s) of Hearing(s):	11/3, 11/17, 12/1, 12/15/10, 1/5/11
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 15, 2010 to continue the application to January 5, 2011.
Current Status:	The Applicant will submit a written request to continue the application to January 19, 2011.

71 Linwood Street (Case #ZBA 2010-70)	
Applicant:	Herb Chambers Motorcars
Property Owner:	NSTAR Electric Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seeks a Special Permit with Site Plan Review under SZO §5.2.1 to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2.
Date(s) of Hearing(s):	12/15/10, 1/5/11
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on December 15, 2010 to continue the application to January 5, 2011.
Current Status:	The Applicant will submit a written request to continue the application to January 19, 2011.

Previously Continued Cases to be Heard

1 Benton Road (Case #ZBA 2010-60)	
Applicant:	MLM Realty Trust
Property Owner:	MLM Realty Trust
Agent:	Thomas Reilly, Esq./Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and owner MLM Realty Trust is seeding an administrative appeal (SZO Section 3.3.2.a and 3.2.4) of the denial of a Planning Board decision for Site Plan Review (SZO 5.4) and Subdivision (SZO 8.8). This is an appeal of the Planning Board action on August 24, 2010 to deny the petition of the applicant to subdivide the lot into (2) lots consisting of one lot of 11,917 square feet and one lot of 9,622 square feet. RB Zone. Ward 2.
Date(s) of Hearing(s):	11/17, 12/1, 12/15/10, 1/5/11
Planning Board Action:	N/A
ZBA Action:	Voted on December 15, 2010 to continue the application to January 5, 2011.
Current Status:	Will be heard on January 5, 2011.



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15 Warren Avenue (Case #ZBA 2010-69)	
Applicant:	Clear Wireless, LLC
Property Owner:	Somerville Housing Authority
Agent:	Jason Ellis, Prince Lobel
Legal Notice:	Applicant Clear Wireless, LLC, and Owner, Somerville Housing Authority Seek a Special Permit under SZO §4.4.1 & §14; and seeks a Variance under §7.11.15.3 to install three (3) panel antennas, façade mount four (4) two-foot wireless backhaul dish antennas, and add one GPS antenna on the roof of the structure along with associated equipment and cabling. RA zone. Ward 3.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5/11
Planning Board Action:	Recommends peer review.
ZBA Action:	Voted on December 15, 2010 to continue the application to January 5, 2011.
Current Status:	Will be heard on January 5, 2011.

46 Whitman Street (Case #ZBA 2010-67)	
Applicant:	Matthew Fox
Property Owner:	Matthew Fox
Agent:	N/A
Legal Notice:	Applicant and owner Matthew Fox, seeks a Special Permit under SZO §4.4.1 for relief under the provisions of SZO §8.5 to legalize and upgrade a finished basement. RA zone. Ward 7.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5/11
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 15, 2010 to continue the application to January 5, 2011.
Current Status:	Will be heard on January 5, 2011.

14 McGrath Highway (Case #ZBA 2010-66)	
Applicant:	McDonald's USA, LLC
Property Owner:	Twin City Plaza, LLC
Agent:	N/A
Legal Notice:	Applicant McDonald's USA, LLC and Owner Twin City Plaza LLC, seeks a special permit under the SZO §4.5.3 & §7.11.10.3 to expand the existing nonconforming fast order food establishment with a drive-up service by 324 sf as well as alter the façade and drive-thru layout that was approved by Special Permit with Site Plan Review. BA zone. Ward 2.
Date(s) of Hearing(s):	12/15/10, 1/5/11
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 15, 2010 to continue the application to January 5, 2011.
Current Status:	Will be heard on January 5, 2011.



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860 Broadway (Case #ZBA 2010-73)	
Applicant:	Chobert, LLC
Property Owner:	Charles Kostopoulos
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Chobert, LLC and Owner Charles Kostopoulos seeks a special permit under §4.5.1 to change a non-conforming use (a frozen yogurt parlor) to another non-conforming use (Restaurant, fast food §7.11.10.2.1.a) for a Subway sandwich shop. RB zone. Ward 6.
Date(s) of Hearing(s):	12/15/10, 1/5/11
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 15, 2010 to continue the application to January 5, 2011.
Current Status:	Will be heard on January 5, 2011.

New Cases to be Opened and Heard

191 Inner Belt Road (Case #ZBA 2010-71)	
Applicant:	Triumvirate Environmental HQ
Property Owner:	Winebow Boston
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Triumvirate Environmental Inc. and Owner Winebow Boston, seek a Special Permit with Site Plan Review to establish the use of an office, yard and storage facility per Somerville Zoning Ordinance section, 7.11.12.7.1.C. IA zone. Ward 1.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5/11
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 15, 2010 to continue the application to January 5, 2011.
Current Status:	Will be heard on January 5, 2011.

22 Kent Street (Case #ZBA 2010-77)	
Applicant:	Kesher School
Property Owner:	Tyr Realty Trust
Agent:	John Bianchi
Legal Notice:	Applicant Kesher School and owner Tyr Realty Trust seek a special permit under SZO §4.4.1 to lower the front entrance door approximately 14" on the building façade to accommodate handicap access at grade. IA zone. Ward 2.
Date(s) of Hearing(s):	1/5/11
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 5, 2011.



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30 Dane Street (Case #ZBA 2010-78)	
Applicant:	William Shea
Property Owner:	JWF, LLC
Agent:	N/A
Legal Notice:	Applicant William Shea and Owner JWF, LLC seek special permit to modify a site and building approved by a previous special permit by placing a fence along the eastern lot line and modifying the eastern wall of the structure to accommodate a parking area for trucks associated with the on-site business. IA zone. Ward 2.
Date(s) of Hearing(s):	1/5/11
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 5, 2011.

Other Business

Vote on authorization of administrative and nonsubstantive matters.



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