



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

PLANNING DIVISION

Herbert F. Foster, Jr., Chairman
 Orsola Susan Fontano, Clerk

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

AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, November 4, 2009
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases Requesting a Continuance

369-371 Beacon Street (Case #ZBA 2008-61)	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19, 9/2, 9/16, 10/7, 10/21, 11/4
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on October 21, 2009 to grant the Applicant's request for a continuance to November 4, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to November 4, 2009.

9-11 Harvard Place (Case #ZBA 2009-04)	
Applicant:	Elaine Thibault
Property Owner:	Elaine Thibault
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.



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Date(s) of Hearing(s):	4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19, 9/2, 9/16, 10/7, 10/21, 11/4
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on October 21, 2009 to grant the Applicant's request for a continuance to November 4, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to November 4, 2009.

94 Beacon Street (Case #ZBA 2009-46)	
Applicant:	Clearwire
Property Owner:	Beacon Place Condominium Trust
Agent:	C. Davis Associates, LLC
Legal Notice:	Applicant Clearwire & Owner Beacon Place Condominium Trust seek a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RC zone. Ward 2.
Date(s) of Hearing(s):	10/21, 11/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2009 to continue the application to November 4, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to November 4, 2009.

Previously Opened Cases to be Heard this Evening

163 Hudson Street (Case #ZBA 2008-53)	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7, 1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 7/15, 8/5, 8/19, 9/2, 9/16, 10/7, 10/21, 11/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2009 to grant the Applicant's request for a continuance to November 4, 2009.
Current Status:	Will be heard on November 4, 2009.



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New Cases to be Opened and Requesting Continuances

1366 Broadway (Case #ZBA 2009-47)	
Applicant:	Clarendon Hill Somerville, LP
Property Owner:	Clarendon Hill Towers Tenant Association, Inc.
Agent:	Nicholas Iannuzzi, Esq.
Legal Notice:	Applicant Clarendon Hill Somerville, LP & Owner Clarendon Hill Towers Tenant Association, Inc. seeks a Special Permit (SZO §5.1) to construct a 3,800 sf structure for by-right offices and community gathering space on a lot with nonconforming structures (§4.4.1) and a Special Permit for shared parking (§9.13.e). RC zone. Ward 7.
Date(s) of Hearing(s):	11/4
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to November 4, 2009.

New Cases to be Heard this Evening

187 Elm Street (Case #ZBA 2009-48)	
Applicant:	Alpine Restaurant Group, Inc.
Property Owner:	187 Elm Street, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant Alpine Restaurant Group, Inc. & Owner 187 Elm Street, LLC seek a Special Permit with Design review (SZO §5.1.5) to establish a restaurant with outdoor seating (§7.11.10.1.2.b). NB zone. Ward 6.
Date(s) of Hearing(s):	11/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2009.

259 McGrath Highway (Case #ZBA 2008-38-R0909)	
Applicant:	Herb Chambers of Somerville, Corp.
Property Owner:	
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Herb Chambers of Somerville, Corp., seeks a Special Permit Revision under SZO §5.3.8 in order to alter the façade of the structure and increase the ground coverage by approximately 300sf with a granite base around the existing car showroom. IA zone. Ward 2.
Date(s) of Hearing(s):	11/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2009.

Other Business



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