



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

**AGENDA**

**Zoning Board of Appeals**  
**Somerville High School Auditorium, 81 Highland Avenue**  
**Wednesday, December 1, 2010**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened that are Requesting a Continuance**

<b>35R Lexington Avenue (Case #ZBA 2009-45)</b>	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on November 3, 2010 to continue the application to November 17, 2010.
Current Status:	The Applicant will submit a written request to continue the application to December 15, 2010.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



**Previously Continued Cases to be Heard**

<b>75 Myrtle Street (Case #ZBA 2010-59)</b>	
Applicant:	T-Mobile Northeast, LLC
Property Owner:	Somerville Housing Authority
Agent:	Jackie Slaga
Legal Notice:	Applicant T-Mobile Northeast LLC and Owner Somerville Housing Authority seek a special permit with site plan review (SZO §7.11.15.3 and SZO §14) to allow the construction of a wireless communications facility, consisting of two stealth enclosed units with antennae, and a special permit (SZO §4.4.1) to further exceed a non-conforming height. One stealth unit is located on top of the existing penthouse and the other is on the northeast corner of the roof. RC Zone. Ward 1.
Date(s) of Hearing(s):	11/3, 11/17, 12/1
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on November 17, 2010 to continue the application to December 1, 2010.
Current Status:	Will be heard on December 1, 2010.

<b>1 Benton Road (Case #ZBA 2010-60)</b>	
Applicant:	MLM Realty Trust
Property Owner:	MLM Realty Trust
Agent:	Thomas Reilly, 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
Planning Board Action:	N/A
ZBA Action:	Voted on November 17, 2010 to continue the application to December 1, 2010.
Current Status:	Will be heard on December 1, 2010.

**New Cases to be Opened and Continued**

<b>15 Park Place (Case #ZBA 2009-42)</b>	
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.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



Date(s) of Hearing(s):	12/1
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to December 15, 2010.

<b>15 Warren Avenue (Case #ZBA 2010-69)</b>	
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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to December 15, 2010.

### New Cases to be Opened and Heard

<b>30 Thorndike Street (Case #ZBA 2010-72)</b>	
Applicant:	Kevin Kelleher
Property Owner:	Timothy Finn
Agent:	Kevin Kelleher
Legal Notice:	Applicant Kevin Kelleher, seeks a Special Permit under SZO §4.4.1 to add a window in a bedroom on the second floor unit of residential property. RB zone. Ward 6
Date(s) of Hearing(s):	12/1
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 1, 2010.

<b>26 Weston Avenue (Case #ZBA 2010-58)</b>	
Applicant:	26 Weston Avenue Dev. Co., LLC
Property Owner:	Reune, Inc.
Agent:	Terrence Morris, Esq.
Legal Notice:	Applicant 26 Weston Avenue Dev Co LLC & Owner Reune, Inc. seek a special permit with site plan review (SZO §5.2) to allow the construction of a 17 unit multi-family dwelling with required affordable housing component (per SZO §7.3), and a special permit to use tandem parking spaces to meet parking requirements and provide a reduction in on-site visitor parking spaces (SZO §9.13). RB zone. Ward 7.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



Date(s) of Hearing(s):	11/17, 12/1
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on November 17, 2010 to continue the application in order to re-advertise the legal notice.
Current Status:	Will be heard on December 1, 2010.

<b>272 Broadway (Case #ZBA 2010-29)</b>	
Applicant:	Anne Bates & Christopher Kokoras
Property Owner:	Christopher Kokoras
Agent:	
Legal Notice:	Applicant, Anne Bates and Christopher Kokoras and Owner, Christopher Kokoras, seek a Variance under SZO §5.5 from lot size requirements under SZO §8.5.A in order to construct a single-story commercial building. RC zone. Ward 4
Date(s) of Hearing(s):	12/1
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 1, 2010.

<b>191 Inner Belt Road (Case #ZBA 2010-71)</b>	
Applicant:	Triumvirate Environmental HQ
Property Owner:	Winebow Boston
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Triumvirate Environmental HQ and Owner Winebow Boston, seek a Special Permit with Site Plan Review under SZO §4.5.1 to change to change the use from an existing Wine Distribution company office, yard and storage facilities under the SZO permitted use section, 7.11.12.7.1.C. IA zone. Ward 1.
Date(s) of Hearing(s):	12/1
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Richard G. DiGirolamo, Esq.
Current Status:	Will be heard on December 1, 2010.

<b>46 Whitman Street (Case #ZBA 2010-67)</b>	
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
Planning Board Action:	Recommends conditional approval.



ZBA Action:	---
Current Status:	Will be heard on December 1, 2010.

**Other Business**



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722  
[www.somervillema.gov](http://www.somervillema.gov)

