



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

*PLANNING DIVISION*

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

**AGENDA**

**Zoning Board of Appeals**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, December 15, 2010**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Cases already continued at prior hearing to a future date**

<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.
Date(s) of Hearing(s):	12/1, 12/15
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:	Previously voted to be continued to January 5, 2011.



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**Previously Opened Cases 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, 12/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 1, 2010 to continue the application to December 15, 2010.
Current Status:	The Applicant will submit a request to continue the application to January 5, 2011.

<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, 12/15
Planning Board Action:	N/A
ZBA Action:	Voted on December 1, 2010 to continue the application to December 15, 2010.
Current Status:	The Applicant will submit a request to continue the application to January 5, 2011.

<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, 12/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 1, 2010 to continue the application to December 15, 2010.
Current Status:	The Applicant will submit a request to continue the application to January 5, 2011.



**New Cases to be Opened and Continued**

<b>71 Linwood Street (Case #ZBA 2010-70)</b>	
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
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 January 5, 2011.

**Previously Continued Cases to be Heard**

<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, 12/15
Planning Board Action:	Recommends peer review.
ZBA Action:	Voted on December 1, 2010 to continue the application to December 15, 2010.
Current Status:	Will be heard on December 15, 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, 12/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 1, 2010 to continue the application to December 15, 2010.
Current Status:	Will be heard on December 15, 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.
Date(s) of Hearing(s):	11/17, 12/1, 12/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 1, 2010 to continue the application to December 15, 2010.
Current Status:	Will be heard on December 15, 2010.

### New Cases to be Opened and Heard

<b>14 McGrath Highway (Case #ZBA 2010-66)</b>	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 15, 2010.

<b>100 Dover Street (Case #ZBA 2010-68)</b>	
Applicant:	Ideal Auto Repair
Property Owner:	Ideal Auto Repair
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Ideal Auto Repair seeks a special permit under SZO §4.5.3 and §4.4.1 to build a 2 story 1275 square foot addition to a nonconforming structure and expand an existing non-conforming use (motor vehicle repair §7.11.5.b and/or §7.11.6.b). CBD zone. Ward 6.
Date(s) of Hearing(s):	12/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 15, 2010.



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<b>860 Broadway (Case #ZBA 2010-73)</b>	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 15, 2010.

### Other Business



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