



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

*PLANNING DIVISION*

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

**AGENDA**

**Zoning Board of Appeals**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, March 16, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**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, 12/15/10, 1/5/11, 1/19, 2/2, 2/16, 3/2, 3/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on March 2, 2011 to continue the application to March 16, 2011.
Current Status:	The Applicant has submitted a written request to continue the application to April 20, 2011.



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<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):	12/15/10, 1/5/11, 1/19, 2/2, 2/16, 3/2, 3/16
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 2, 2011 to continue the application to March 16, 2011.
Current Status:	The Applicant has submitted a written request to continue the application to April 20, 2011.

<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, 12/15/10, 1/5/11, 2/2, 2/16, 3/2, 3/16
Planning Board Action:	Recommends peer review.
ZBA Action:	Voted on March 2, 2011 to continue the application to March 16, 2011.
Current Status:	The Applicant has submitted a written request to continue the application to April 6, 2011.

### Previously Opened Cases to be Heard

<b>140 Central Street (Case #ZBA 2011-02)</b>	
Applicant:	Anne Pierre
Property Owner:	Anne Pierre
Agent:	Barnett Berliner
Legal Notice:	Applicant and owner Anne Pierre, seeks a special permit under SZO §4.4.1 for relief under the provisions of SZO §8.5 to legalize a finished basement, lower the basement floor, and install an emergency egress. RB zone. Ward 5.
Date(s) of Hearing(s):	3/2, 3/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on March 2, 2011 to continue the application to March 16, 2011.
Current Status:	Will be heard on March 16, 2011.



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<b>11 Williams Court (Case #ZBA 2010-82)</b>	
Applicant:	Garrison & Emi Fewell
Property Owner:	Garrison & Emi Fewell
Agent:	Shane Lois
Legal Notice:	Applicants and owners, Garrison and Emi Fewell, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to raise the roof approximately two feet and construct a dormer on an existing two-family residence. RB zone. Ward 5.
Date(s) of Hearing(s):	3/2, 3/16
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on March 2, 2011 to continue the application to March 16, 2011.
Current Status:	Will be heard on March 16, 2011.

### New Cases to be Opened and Heard

<b>16 Butler Driver/100 Temple Street (Case #ZBA 2007-03-R4-2/2011 &amp; Case #ZBA 2011-17)</b>	
Applicant:	Somerville Community Corporation
Property Owner:	St. Polycarp Redevelopment, LLC
Agent:	
Legal Notice:	Applicant, Somerville Community Corporation, & Owner, St. Polycarp Redevelopment, LLC, seek a revision to Special Permit ZBA 2007-03 (SZO §5.3.8). The revision is to modify the site and building design for Phase 3 of the development consisting of 31 residential units. The Applicant & Owner also seek a variance from approx 15 required parking spaces. NB zone. Ward 4.
Date(s) of Hearing(s):	3/16
PB Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 16, 2011.

<b>6-8 Beacon Street (Case #ZBA 2010-65)</b>	
Applicant:	Inman Square Lofts, LLC
Property Owner:	Inman Square Lofts, LLC
Agent:	Robert Moriarty
Legal Notice:	Applicant and Owner, Inman Square Lofts, LLC, and Agent, Robert Moriarty, Marsh Moriarty Ontell Golder, seek a special permit (SZO §5.1) to construct six dwelling units (§7.11.1.c), a special permit to allow the expansion of an existing nonconforming commercial structure (§4.4.1), and a variance (§5.5) from three required parking spaces (§9.5). RC zone. Ward 2.
Date(s) of Hearing(s):	2/2, 2/16, 3/2, 3/16
PB Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 16, 2011.



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<b>289 Highland Avenue (Case #ZBA 2010-75)</b>	
Applicant:	T-Mobile Northeast, LLC
Property Owner:	289 Highland Avenue Realty, Inc.
Agent:	
Legal Notice:	Applicant T-Mobile Northeast LLC and Owner 289 Highland Ave Realty Inc. seek a special permit (SZO §7.11.15.3 and SZO §14) to establish a wireless communications facility, consisting of 6 antennas on the roof inside a stealth chimney enclosure and associated equipment in the underground parking garage. RC zone. Ward 6.
Date(s) of Hearing(s):	3/16
PB Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 16, 2011.

<b>11 Belmont Place (Case #ZBA 2011-13)</b>	
Applicant:	Andrea Shapiro & Christopher Cassel
Property Owner:	Andrea Shapiro
Agent:	
Legal Notice:	Applicants Andrea Shapiro and Christopher Cassel, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a two story addition and deck in the rear of an existing single-family residence. RB zone. Ward 3.
Date(s) of Hearing(s):	3/16
PB Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 16, 2011.

<b>26 Hamilton Road (Case #ZBA 2011-15)</b>	
Applicant:	Matthew Barnes
Property Owner:	Matthew Barnes
Agent:	N/A
Legal Notice:	Applicant and Owner, Matthew Barnes, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a dormer on an existing two-family residence. RA zone. Ward 7.
Date(s) of Hearing(s):	3/16
PB Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 16, 2011.



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<b>75 Wallace Street (Case #ZBA 2011-16)</b>	
Applicant:	Daniel & Jenny Stodolsky
Property Owner:	Daniel & Jenny Stodolsky
Agent:	
Legal Notice:	Applicants and Owners Daniel and Jenny Stodolsky, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to revise window openings on the north, east, and south elevations and to alter the roof line and add a roof deck at the second level in the rear of an existing single-family residence. Included in this project is a by right, two story addition in the southern corner of the home. RA zone. Ward 6.
Date(s) of Hearing(s):	3/16
PB Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 16, 2011.

<b>65 Beacon Street (Case #ZBA 2011-06)</b>	
Applicant:	Beacon Court Realty Trust
Property Owner:	Beacon Court Realty Trust
Agent:	
Legal Notice:	Applicant & Owner Beacon Court Realty Trust seeks a Special Permit with Site Plan Review under §7.11.1.(c) and §13.5 for density bonus for affordable housing to convert an office building into 15 units of two-bedroom housing with two commercial units on the first floor. The Applicant & Owner also seek a special permit under §4.4.1 to alter a nonconforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	3/16
PB Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 16, 2011.

### Other Business

Approvals of Amended Rules & Regulations for Special Permit Granting Authorities

*Plans and reports are available at the City of Somerville website at the following link:*

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



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