

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

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

AGENDA

**Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
Wednesday, April 2, 2008
DECISIONS 6:00 P.M. followed by New HEARINGS**

Cases Continued from Previous Hearings

39 Endicott Avenue: (Case # ZBA 2007-66) Applicant & Owner Endicott Partners, LLC, seek Special Permit with Site Plan Review approval from the Planning Board (SZO §7.3) in order to construct an eight unit apartment building (including one affordable unit) on a 12,504 s.f. parcel in a RB zone. Ward 7. *The ZBA voted on March 19, 2008 to grant the Applicant's request for a continuance to April 2, 2008.*

88 Beacon Street: (Case # ZBA 2007-65) Applicant Nextel Communications of the Mid-Atlantic, Inc. & Owner 88 Beacon Street Realty, Inc. seek a special permit (SZO §7.11.15.3) to install a wireless communications facility on the roof of 88 Beacon Street, Somerville. Pursuant to an Order of the Superior Court, dated October 23, 2007, the Zoning Board of Appeals will conduct a *de novo* hearing on the request. See, Kramer v. Ercolini et al., Superior Court C.A. No. MICV03-2174. *The Board voted on March 19, 2008 to grant the Applicant's request for a continuance to April 2, 2008.*

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308 Beacon St: (Case # ZBA 2008-01) Applicant Basnight, Buckingham & Partners, Inc., Owner Kyle E. Gale and Agent Adam Dash seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure. The Applicant seeks Special Permit approval under SZO §7.11.c to build a three-story, six-unit dwelling with parking underneath in a RC zone. Ward 2. Planning Board recommends conditional approval. *The Board voted on March 19, 2008 to grant the Applicant's request for a continuance to April 2, 2008.*

503b Medford St: (Case # ZBA 2008-04) Applicant & Owner Broadway Investments seek a Special Permit (SZO §9.4 & §9.13a) for modification of parking requirements in order to expand an existing restaurant (currently Churrasco) into an adjacent space that is currently an office use. NB zone. Ward 5. *The Board voted on March 19, 2008 to grant the Applicant's request for a continuance to April 2, 2008.*

292 Beacon St: (Case # ZBA 2008-07) Applicant & Owner Kenneth Spera seeks a special permit under SZO §4.4.1 to reconstruct a nonconforming structure and allow a six-family dwelling, (SZO §7.11.1.c), as part of an approved mixed-use structure. RC zone. Ward 2. *The Board voted on March 19, 2008 to grant the Applicant's request for a continuance to April 2, 2008.*

135 Willow Ave: (Case # ZBA 2004-05-R0208) Applicant & Owner 131 Willow Ave seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6. *The Board voted on March 19, 2008 to grant the Applicant's request for a continuance to April 2, 2008.*

15 Weston Ave: (Case #ZBA 1998-37-R0208) Applicant Sprint Wireless Broadband Company, LLC, and Owner Somerville Housing Authority are requesting a revision to the Special Permit # ZBA 1998-37 to modify existing wireless facility. NB zone. Ward 7. *The Board voted on March 19, 2008 to grant the Applicant's request for a continuance to April 2, 2008.*

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49 Davis Sq: (Case # ZBA 2003-07-R0208) Applicant Sprint Wireless Broadband Company, LLC, and Owner DBA BF Properties are requesting a revision to the Special Permit # ZBA 2003-07 to modify existing wireless facility. CBD zone. Ward 6. *The Board voted on March 19, 2008 to grant the Applicant's request for a continuance to April 2, 2008.*

23 Milton St: (Case #ZBA 2008-08) Applicant & Owner Eden Naby Frye & Mary Naby Frye seek a special permit under SZO §4.4.1 to alter a dimensionally nonconforming structure by altering an existing dormer, raising a portion of the roof, demolishing a carriage house, and adding un-enclosed egress stairs. RB zone. Ward 6. *The Board voted on March 19, 2008 to continue the application to April 2, 2008 in order to perform a site visit and to also get comments from the Ward Alderman.*

New Cases

16 Butler Dr/100 Temple St: (Case #ZBA 2007-03-R0308) Applicant Somerville Community Corporation, Owner The St. Polycarp Redevelopment LLC & Agent Kristin Blum seek a revision to Special Permit ZBA 2007-03. The revision is to add 4 parking spaces to have the required amount of parking for phase-one. The revision is also to gain approval for the parking for 100 Temple Street to be on the separate lot at 8 Butler Drive (SZO §9.13.d). The location of the parking in these lots has not changed from the original approval. NB zone. Ward 4.

42 Craigie St: (Case #ZBA 2008-09) Applicant Felix Consilvio Jr. & Owner Craigie Street, LLC seek Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot as an existing principal structure. The applicant seeks Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable in a RB zone. Ward 3.

Other Business