



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

*PLANNING DIVISION*

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Richard Rossetti

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

**AGENDA**

**Zoning Board of Appeals**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, August 17, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened Case that are Requesting a Continuance**

| <b>343, 345, 349 &amp; 351 Summer Street (Case #ZBA 2011-54)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                                                       | Strategic Capital Group, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Property Owner:                                                  | George Dilboy VFW Post #529 & The Dakota Partners, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Agent:                                                           | Richard G. DiGirolamo, Esq.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Legal Notice:                                                    | Applicant, Strategic Capital Group, LLC and Owners George Dilboy VFW Post #529 and The Dakota Partners LLC, seek a Special Permit with Site Plan Review under SZO §7.3 and §7.11.1.c to establish a 31 unit residential use, a Special Permit under §7.11.5.B.6.a to establish an approximately 8,300 gross square foot private, non-profit club, a Special Permit with Site Plan Review under §7.11.11.10.b to establish a 15-space commercial parking lot, and a Special Permit under §9.13.b to modify parking design standards, in order to develop a new two to three story mixed-use building consisting of a VFW hall and 31 residential units as well as parking for commercial use and for on-site activities. CBD and RA zones. Ward 6. |
| Date(s) of Hearing(s):                                           | 8/3, 8/17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Staff Recommendation:                                            | None at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ZBA Action:                                                      | Voted on August 3, 2011 to continue the application to August 17, 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Current Status:                                                  | Applicant will submit a written request to continue the application to a special meeting on August 24, 2011 at 6:00 PM at the Visiting Nurses Association, 3 <sup>rd</sup> Floor Community Room, 259 Lowell Street, Somerville, MA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



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| <b>13 Robinson Street (Case #ZBA 2011-57)</b> |                                                                                                                                                                                                                 |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                                    | Alice Grossman                                                                                                                                                                                                  |
| Property Owner:                               | Alice Grossman                                                                                                                                                                                                  |
| Agent:                                        | Jennifer Mello                                                                                                                                                                                                  |
| Legal Notice:                                 | Applicant and owner, Alice Grossman, seeks a Special Permit under SZO §4.4.1 to convert the existing roof over the first floor wing into a deck on the rear of an existing one family residence. RA zone/Ward 5 |
| Date(s) of Hearing(s):                        | 8/3, 8/17                                                                                                                                                                                                       |
| Staff Recommendation:                         | None at this time.                                                                                                                                                                                              |
| ZBA Action:                                   | Voted on August 3, 2011 to continue the application to August 17, 2011.                                                                                                                                         |
| Current Status:                               | Applicant will submit a written request to continue the application to September 7, 2011.                                                                                                                       |

| <b>11 Sargent Avenue (Case #ZBA 2011-55)</b> |                                                                                                                                                                                                                                                         |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                                   | Guy Mirisola                                                                                                                                                                                                                                            |
| Property Owner:                              | Guy Mirisola                                                                                                                                                                                                                                            |
| Agent:                                       | Jim Johnson                                                                                                                                                                                                                                             |
| Legal Notice:                                | Applicant and Owner, Guy Mirisola, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct rear egress stairways from the first and second floors on the rear side of an existing two-family residence. RB zone/Ward 4. |
| Date(s) of Hearing(s):                       | 8/3, 8/17                                                                                                                                                                                                                                               |
| Staff Recommendation:                        | Recommends conditional approval.                                                                                                                                                                                                                        |
| ZBA Action:                                  | Voted on August 3, 2011 to continue the application to August 17, 2011.                                                                                                                                                                                 |
| Current Status:                              | The Applicant has submitted a written request to continue the application to September 7, 2011.                                                                                                                                                         |

### Previously Opened Cases to be Heard

| <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 homes) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). The applicant/owner is seeking to alter the existing structure by demolishing a portion and renovating it into a single family home, and is seeking to build an additional single family home on the 14,875 square foot lot. 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, 4/6, 4/20, 5/4, 5/18, 6/8, 6/22, 7/13, 8/3, 8/17                                                                                                                                                                                                                                                                                                                                                                                  |
| Planning Board Action:                          | Recommends conditional approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| ZBA Action:                                     | Voted on August 3, 2011 to continue the application to August 17, 2011.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Current Status:                                 | Will be heard on August 17, 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| <b>52 Franklin Street (Case #ZBA 2010-74)</b> |                                                                                                                                                                                                                                      |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                                    | James Erb                                                                                                                                                                                                                            |
| Property Owner:                               | Maria Freitas                                                                                                                                                                                                                        |
| Agent:                                        | Richard G. Di Girolamo, Esq.                                                                                                                                                                                                         |
| Legal Notice:                                 | Applicant, James Erb, and Owner, Maria Freitas, seek a special permit (SZO §4.4.1, §5.1) to allow the expansion of an existing nonconforming single family structure in order to construct a three family dwelling. RB zone/ Ward 1. |
| Date(s) of Hearing(s):                        | 8/3, 8/17                                                                                                                                                                                                                            |
| Staff Recommendation:                         | Recommends conditional approval.                                                                                                                                                                                                     |
| ZBA Action:                                   | Voted on August 3, 2011 to continue the application to August 17, 2011.                                                                                                                                                              |
| Current Status:                               | Will be heard on August 17, 2011.                                                                                                                                                                                                    |

### New Cases to be Opened and Heard

| <b>63-67 Summer Street (Case #ZBA 2011-01)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                                     | Mark Grassia                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Property Owner:                                | Mark Grassia                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Agent:                                         | Richard G. Di Girolamo, Esq.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Legal Notice:                                  | Applicant & Owner Mark Grassia seeks a Special Permit with Site Plan Review to demolish a large portion of a non-conforming commercial structure to construct three-unit residential building units under SZO §4.4.1, 5.2 & 7.3. The existing two-family house on the site will remain. One of the units onsite would be an affordable unit as defined in §13. Applicant/Owner also seeks a Variance for providing 5 of the 8 required parking spaces under §9.5 and §5.5. RB zone. Ward 3. |
| Date(s) of Hearing(s):                         | 8/17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Staff Recommendation:                          | Recommends conditional approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ZBA Action:                                    | ---                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Current Status:                                | Will be heard on August 17, 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| <b>10 Hillside Circle (Case #ZBA 2011-59)</b> |                                                                                                                                                                                                                                               |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                                    | Hillside Enterprises, LLC                                                                                                                                                                                                                     |
| Property Owner:                               | Hillside Enterprises, LLC                                                                                                                                                                                                                     |
| Agent:                                        | Richard G. Di Girolamo, Esq.                                                                                                                                                                                                                  |
| Legal Notice:                                 | Applicant and Owner, Hillside Enterprises, LLC, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to replace and alter the roof over a rear egress stairwell in an existing three-family residence. RB zone. Ward 3. |
| Date(s) of Hearing(s):                        | 8/17                                                                                                                                                                                                                                          |
| Staff Recommendation:                         | Recommends conditional approval.                                                                                                                                                                                                              |
| ZBA Action:                                   | ---                                                                                                                                                                                                                                           |
| Current Status:                               | Will be heard August 17, 2011.                                                                                                                                                                                                                |



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| <b>23 Porter Street (Case #ZBA 2011-60)</b> |                                                                                                                                                                                                                          |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                                  | Lalo Development, LLC                                                                                                                                                                                                    |
| Property Owner:                             | Lalo Development, LLC                                                                                                                                                                                                    |
| Agent:                                      | Richard G. Di Girolamo, Esq.                                                                                                                                                                                             |
| Legal Notice:                               | Applicant and Owner Lalo Development, LLC seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a 2½ story addition in the rear of an existing three-family dwelling. RB zone. Ward 3. |
| Date(s) of Hearing(s):                      | 8/17                                                                                                                                                                                                                     |
| Staff Recommendation:                       | Recommends conditional approval.                                                                                                                                                                                         |
| ZBA Action:                                 | ---                                                                                                                                                                                                                      |
| Current Status:                             | Will be heard on August 17, 2011.                                                                                                                                                                                        |

### Other Business

*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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