



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

AGENDA

Somerville High School Auditorium, 81 Highland Avenue
Wednesday, September 16, 2009
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases Requesting a Continuance

163 Hudson Street (Case #ZBA 2008-53)	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7, 1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 7/15, 8/5, 8/19, 9/2, 9/16
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on August 19, 2009 to grant the Applicant's request for a continuance to September 16, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to October 7, 2009.



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

www.somervillema.gov



369-371 Beacon Street (Case #ZBA 2008-61)	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19, 9/2, 9/16
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on August 19, 2009 to grant the Applicant's request for a continuance to September 16, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to October 7, 2009.

9-11 Harvard Place (Case #ZBA 2009-04)	
Applicant:	Elaine Thibault
Property Owner:	Elaine Thibault
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.
Date(s) of Hearing(s):	4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19, 9/2, 9/16
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on August 19, 2009 to grant the Applicant's request for a continuance to September 16, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to October 7, 2009.

32 Linden Avenue (Case #2009-26)	
Applicant:	Steve Liakos
Property Owner:	Steve Liakos
Agent:	Jon Lannan, AIA
Legal Notice:	Applicant & Owner Steve Liakos seeks Special Permit approval under SZO §4.4.1 for an increase of the gross floor area of an existing non-conforming structure by more than 25 percent in order to construct an approximately 850sf third story addition. The applicant also seeks Special Permit approval under SZO §9.13.a in order to not provide one required parking space. RB zone. Ward 5.
Date(s) of Hearing(s):	8/5, 8/19, 9/2, 9/16
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on September 2, 2009 to continue the application to September 16, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to October 7, 2009.



30 Dane Street (Case #ZBA 2009-27)	
Applicant:	Walther McLaughlin
Property Owner:	JWF, LLC
Agent:	Robert Luchetti
Legal Notice:	Applicant Walter McLaughlin & Owner JWF, LLC seek a special permit under §7.11.6.3.b in order to establish an approximately 22,500 sf recreational facility within a section of an approximately 45,000 sf warehouse. The Applicant also seeks a special permit under §9.13.e to share parking spaces with the existing uses on the property. IA zone. Ward 2.
Date(s) of Hearing(s):	8/19, 9/2, 9/16
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on August 19, 2009 to grant the Applicant's request for a continuance to September 16, 2009.
Current Status:	The Applicant has made a verbal request to withdraw the application without prejudice but no written submissions have been received as of yet.

Previously Opened Cases to be Heard this Evening

22 Benedict Street (Case #ZBA 2008-71)	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19, 9/2, 9/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 2, 2009 to continue the application to September 16, 2009.
Current Status:	Will be heard on September 16, 2009.

719 Broadway (Case #ZBA 2009-30)	
Applicant:	Chandra Pun
Property Owner:	Ed Pignone
Agent:	
Legal Notice:	Applicant Chandra Pun & Owner Ed Pignone seek a special permit under SZO 9.13.a for modification of parking requirements by two parking spaces for a by-right restaurant. NB zone. Ward 6.
Date(s) of Hearing(s):	9/2, 9/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 2, 2009 to grant the Applicant's request to continue the application to September 16, 2009.
Current Status:	Will be heard on September 16, 2009.



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

www.somervillema.gov



New Cases to be Opened and Heard this Evening

242 Summer Street (Case #ZBA 2009-40)	
Applicant:	Janet Collins
Property Owner:	Harris Gruman & Guiliana Minghelli
Agent:	
Legal Notice:	Applicant Janet Collins & Owner Harris Gruman & Guiliana Minghelli seek a special permit under §4.4.1 in order to construct a second floor deck within the required side yard. RB zone. Ward 5.
Date(s) of Hearing(s):	9/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2009.

12 Governor Winthrop Road (Case #ZBA 2009-41)	
Applicant:	Lawrence Hilderbrand
Property Owner:	Frances Di Chiappari
Agent:	
Legal Notice:	Applicant Lawrence Hilderbrand & Owner Frances Di Chiappari seek a special permit under §4.4.1 to expand a nonconforming two-family residential structure by constructing two shed dormers on a gable roof. RA zone. Ward 4.
Date(s) of Hearing(s):	9/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2009.

864 Broadway (Case #ZBA 2009-39)	
Applicant:	Emiliano Bov
Property Owner:	Charles P. Kostopoulos
Agent:	N/A
Legal Notice:	Applicant, Emiliano Bov, & Owner, Charles P. Kostopoulos seek a Special Permit under SZO §4.5.1 to change the use from a 500± s.f. real estate office to a store selling books (§7.11.9.5). RB zone. Ward 6.
Date(s) of Hearing(s):	9/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to withdraw the application without prejudice.

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

