



**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**

**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, September 2, 2009**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously opened cases requesting continuances**

<b>163 Hudson Street (Case #ZBA 2008-53)</b>	
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
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:	Previously voted on to continue to September 16, 2009.

<b>369-371 Beacon Street (Case #ZBA 2008-61)</b>	
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
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:	Previously voted on to continue to September 16, 2009.

<b>9-11 Harvard Place (Case #ZBA 2009-04)</b>	
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
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:	Previously voted on to continue to September 16, 2009.

<b>30 Dane Street (Case #ZBA 2009-27)</b>	
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
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:	Previously continued to September 16, 2009.

### Previously Opened Cases to be Heard this Evening

<b>74 Cedar Street (Case #ZBA 2009-31)</b>	
Applicant:	Gregory Carleton
Property Owner:	Gregory Carleton
Agent:	Derrick Snare



Legal Notice:	Applicant & Owner Gregory Carleton seeks a special permit under §4.4.1 to expand a nonconforming two-family residential structure by constructing a shed dormer and two gable dormers to the sides of the house to create a third story. RB zone. Ward 5.
Date(s) of Hearing(s):	8/19, 9/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 19, 2009 to grant the Applicant's request for a continuance to September 2, 2009.
Current Status:	Will be heard on September 2, 2009.

<b>57 Dane St (Case #ZBA 2009-29)</b>	
Applicant:	Kaj Vandkjaer
Property Owner:	Jose Batista Pereira
Agent:	N/A
Legal Notice:	Applicant & Owner Kaj Vandjaer seeks a special permit (SZO §5.1) to construct a 1740± sf addition to a nonconforming dwelling (§4.4.1). The use would change from a one- to a two-family by-right. RB zone. Ward 2.
Date(s) of Hearing(s):	8/5, 8/19, 9/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 19, 2009 to continue the application to September 2, 2009.
Current Status:	Will be heard on September 2, 2009.

<b>22 Benedict Street (Case #ZBA 2008-71)</b>	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 19, 2009 to continue the application to September 2, 2009.
Current Status:	Will be heard on September 2, 2009.

<b>15 MacArthur Street (Case #ZBA 2009-25)</b>	
Applicant:	Mario Sousa
Property Owner:	Mario Sousa
Agent:	N/A
Legal Notice:	Applicant & Owner Mario Sousa seeks a special permit with site plan review (SZO §5.2) for two principal structures on a lot (§7.2), a Special Permit (§5.1) to alter the nonconforming structure (§4.4.1), and a Special Permit for modification of parking requirements (§9.13.a). The proposal includes converting a carriage house into a by-right dwelling unit. RB zone. Ward 1.
Date(s) of Hearing(s):	8/19, 9/2



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 2, 2009.
Current Status:	Will be heard on September 2, 2009 (The Applicant will request to withdraw the application without prejudice)

<b>56 Church Street (Case #ZBA 2009-34)</b>	
Applicant:	Michael Loranger
Property Owner:	Mark Dunn
Agent:	N/A
Legal Notice:	Applicant Michael Loranger & Owner Mark Dunn seek a special permit under §4.4.1 in order to enclose an approximately 130 sf first floor porch in the required side yard setback. RB zone. Ward 3.
Date(s) of Hearing(s):	8/19, 9/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 19, 2009 to grant the Applicant's request for a continuance to September 2, 2009.
Current Status:	Will be heard on September 2, 2009.

### New Cases to be Opened that are Requesting a Continuance

<b>719 Broadway (Case #ZBA 2009-30)</b>	
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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to September 16, 2009.

### New Cases to be Opened and Heard this Evening

<b>31 Appleton Street (Case #ZBA 2009-36)</b>	
Applicant:	Radhika Bagai
Property Owner:	Radhika Bagai
Agent:	
Legal Notice:	Applicant & Owner Radhika Bagai seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to relocate windows. RA zone. Ward 6.



Date(s) of Hearing(s):	9/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 2, 2009.

<b>18 Fellsways West #2 (Case #ZBA 2009-38)</b>	
Applicant:	Ginhee Sohn & Peter Unger
Property Owner:	Ginhee Sohn & Peter Unger
Agent:	
Legal Notice:	Applicant & Owner Ginhee Sohn & Peter Unger seek a special permit under §4.4.1 to expand a nonconforming two-family residential structure by constructing a 222± sf addition and roof deck to the rear of the house within the required side yard setback. RB zone. Ward 4.
Date(s) of Hearing(s):	9/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 2, 2009.

## Other Business

