



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

PLANNING DIVISION

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Danielle Evans
Elaine Severino (Alt.)
Josh Safdie (Alt.)

AGENDA

Zoning Board of Appeals
Somerville High School Auditorium, 81 Highland Avenue
Wednesday, November 17, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened that are Requesting a Continuance

75 Myrtle Street (Case #ZBA 2010-59)	
Applicant:	T-Mobile Northeast, LLC
Property Owner:	Somerville Housing Authority
Agent:	Jackie Slaga
Legal Notice:	Applicant T-Mobile Northeast LLC and Owner Somerville Housing Authority seek a special permit with site plan review (SZO §7.11.15.3 and SZO §14) to allow the construction of a wireless communications facility, consisting of two stealth enclosed units with antennae, and a special permit (SZO §4.4.1) to further exceed a non-conforming height. One stealth unit is located on top of the existing penthouse and the other is on the northeast corner of the roof. RC Zone. Ward 1.
Date(s) of Hearing(s):	11/3, 11/17
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on November 3, 2010 to continue the application to November 17, 2010.
Current Status:	The Applicant has submitted a written request to continue the application to December 1, 2010.



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35R Lexington Avenue (Case #ZBA 2009-45)	
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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on November 3, 2010 to continue the application to November 17, 2010.
Current Status:	The Applicant submitted a written request to continue the application to December 1, 2010.

26 Weston Avenue (Case #ZBA 2010-58)	
Applicant:	26 Weston Avenue Dev Co, LLC
Property Owner:	Reune, Inc.
Agent:	Terrence P. Morris, Esq.
Legal Notice:	Applicant: 26 Weston Avenue Dev Co LLC & Owner: Reune, Inc. seek a special permit with site plan review (SZO §5.2) to allow the construction of a 17 unit multi-family dwelling with required affordable housing component (per SZO §7.3), and a special permit to use tandem parking spaces to meet parking requirements (SZO §9.13) . RB zone. Ward 7.
Date(s) of Hearing(s):	11/3, 11/17
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on November 3, 2010 to continue the application to November 17, 2010.
Current Status:	The Applicant submitted a written request to continue the application to December 1, 2010.

New Cases to be Opened and Heard

355 Highland Avenue (Case #ZBA 2010-64)	
Applicant:	Robert Ticktin
Property Owner:	Datick Development, LLC
Agent:	Alba Baccari
Legal Notice:	Applicant Robert Ticktin and owner Datick Development LLC seek a special permit (SZO §4.4.1 & 8.5.B) to renovate an existing dormer, in one unit of a non-conforming three-family structure. NB zone. Ward 6.
Date(s) of Hearing(s):	11/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 17, 2010.



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415, 415A, 415B, 415C & 415D Medford Street (Case #ZBA 2010-62)	
Applicant:	Antonio Ferreira
Property Owner:	Antonio Ferreira
Agent:	N/A
Legal Notice:	Applicant and Owner, Antonio Ferreira, seeks a Special Permit under SZO §4.5.1 to allow any of the following uses or any combination thereof at 415, 415A, 415B, 415C, and 415D Medford Street: 7.11.8.1 Beauty Salon, 7.11.8.2 Laundry or Dry Cleaning 7.11.8.3 Real Estate Sales or Rental, travel agency, insurance agency, ticket agency, 7.11.8.4 Bank or Credit Union with or without an automatic teller machine, but with no drive up window, 7.11.8.6 Photocopying, reproduction and photographic services including commercial photography, but not commercial printing, 7.11.8.7 Repair of household appliances, small tools or equipment, 7.11.9.1 Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products, 7.11.9.3 Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery, but not a fast food service, 7.11.9.5 Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand, 7.11.9.8 Store selling hardware, paint, wallpaper, lawn and garden supplies, 7.11.9.13 Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises. RB zone. Ward 4.
Date(s) of Hearing(s):	11/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 17, 2010.

152 Alboin Street (Case #ZBA 2010-56)	
Applicant:	Alan Peterson
Property Owner:	Lawrence Fidalgo, Revocable Trust
Agent:	N/A
Legal Notice:	Applicant, Alan Peterson, and Owner, Lawrence Fidalgo Revocable Trust, seek a special permit (SZO §4.4.1, §5.1) to allow the expansion of an existing nonconforming commercial structure in order to construct a two family dwelling and a special permit to allow for use of a tandem parking space and reduced maneuvering aisles to meet parking requirements (SZO §9.13). RB zone. Ward 5.
Date(s) of Hearing(s):	11/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 17, 2010.



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1 Benton Road (Case #ZBA 2010-60)	
Applicant:	MLM Realty Trust
Property Owner:	MLM Realty Trust
Agent:	Thomas Reilly, Esq.
Legal Notice:	Applicant and owner MLM Realty Trust is seeding an administrative appeal (SZO Section 3.3.2.a and 3.2.4) of the denial of a Planning Board decision for Site Plan Review (SZO 5.4) and Subdivision (SZO 8.8). This is an appeal of the Planning Board action on August 24, 2010 to deny the petition of the applicant to subdivide the lot into (2) lots consisting of one lot of 11,917 square feet and one lot of 9,622 square feet. RB Zone. Ward 2.
Date(s) of Hearing(s):	11/17
Planning Board Action:	N/A
ZBA Action:	---
Current Status:	Will be heard on November 17, 2010.

Other Business



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