



**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**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, April 20, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Continued Cases Continued to a Future Date**

<b>71 Linwood Street (Case #ZBA 2010-70)</b>	
Applicant:	Herb Chambers Motorcars
Property Owner:	NSTAR Electric Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seeks a Special Permit with Site Plan Review under SZO §5.2.1 to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2.
Date(s) of Hearing(s):	12/15/10, 1/5/11, 1/19, 2/2, 2/16, 3/2, 3/16, 4/6, 4/20
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 16, 2011 to continue the application to April 20, 2011.
Current Status:	The Applicant will submit a written request to continue the application to May 4, 2011.



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

<b>15 Warren Avenue (Case #ZBA 2010-69)</b>	
Applicant:	Clear Wireless, LLC
Property Owner:	Somerville Housing Authority
Agent:	Jason Ellis, Prince Lobel
Legal Notice:	Applicant Clear Wireless, LLC, and Owner, Somerville Housing Authority Seek a Special Permit under SZO §4.4.1 & §14; and seeks a Variance under §7.11.15.3 to install three (3) panel antennas, façade mount four (4) two-foot wireless backhaul dish antennas, and add one GPS antenna on the roof of the structure along with associated equipment and cabling. RA zone. Ward 3.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5/11, 2/2, 2/16, 3/2, 3/16, 4/6, 4/20
Planning Board Action:	Recommends peer review.
ZBA Action:	Voted on April 6, 2011 to continue the application to April 20, 2011.
Current Status:	Will be heard on April 20, 2011.

**Previously Opened Cases to be Heard**

<b>26 Hamilton Road (Case #ZBA 2011-15)</b>	
Applicant:	Matthew Barnes
Property Owner:	Matthew Barnes
Agent:	N/A
Legal Notice:	Applicant and Owner, Matthew Barnes, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a dormer on an existing two-family residence. RA zone. Ward 7.
Date(s) of Hearing(s):	3/16, 4/6, 4/20
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on April 6, 2011 to continue the application to April 20, 2011.
Current Status:	Will be heard on April 20, 2011.

<b>25 Farragut Avenue (Case #ZBA 2011-12)</b>	
Applicant:	Reinaldo & Donna Luna
Property Owner:	Reinaldo & Donna Luna
Agent:	Jon Lannan, AIA
Legal Notice:	Applicants/Owners Reinaldo & Donna Luna seek a Special Permit to replace an existing 1 ½ story structure with a 2 ½ story single-family dwelling in an existing nonconforming side yard under SZO §4.4.1. RB zone. Ward 7.
Date(s) of Hearing(s):	4/6, 4/20
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on April 6, 2011 to continue the application to April 20, 2011.
Current Status:	Will be heard on April 20, 2011.



<b>50 Brastow Avenue (Case #ZBA 2011-18)</b>	
Applicant:	Mark & Randi Soltysiak
Property Owner:	Mark & Randi Soltysiak
Agent:	N/A
Legal Notice:	Applicants/Owners Mark & Randi Soltysiak seek a Special Permit under SZO §4.4.1 to alter the single-family dwelling by constructing stairs in the nonconforming side and rear yard. RA zone. Ward 3.
Date(s) of Hearing(s):	4/6, 4/20
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on April 6, 2011 to continue the application to April 20, 2011.
Current Status:	Will be heard on April 20, 2011.

### New Cases to be Opened and Continued

<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
Planning Board Action:	No Planning Board Report at this time. Re-advertised for 4/20
ZBA Action:	Voted on March 16, 2011 to continue the application to April 20, 2011.
Current Status:	The Applicant will submit a written request to continue the application to May 4, 2011.

<b>200 Inner Belt Road (Case #ZBA 2011-24)</b>	
Applicant:	Fine Arts Storage Partners, LLC
Property Owner:	Fine Arts Storage Partners, LLC
Agent:	Lawrence E. Kaplan, Esq.
Legal Notice:	Applicant & Owner Fine Arts Storage Partners (Somerville), LLC seeks a Special Permit with Site Plan Review to establish an approx 25,000 nsf office use (SZO §7.11.7.1.c) in an existing building that is also occupied by approx 135,000 nsf wholesale business or storage use (§7.11.13.1.1.b). IA zone. Ward 1.
Date(s) of Hearing(s):	4/20
Staff Recommendation:	No staff recommendation at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to May 4, 2011.



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**New Cases to be Opened and Heard**

<b>25 Webster Avenue (Case #ZBA 2011-19)</b>	
Applicant:	New Cingular Wireless, PCS, LLC
Property Owner:	IPC Louisville Properties, LLC
Agent:	Peter Fales
Legal Notice:	Applicant New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility, Inc. & Owner IPC Louisville Properties, LLC seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of two existing antennas, the installation of one new antenna, and related equipment and cables. RC zone. Ward 2.
Date(s) of Hearing(s):	4/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 20, 2011.

<b>33 Earle Street (Case #ZBA 200906-E1-3/2011)</b>	
Applicant:	Gentle Giant Moving Company, Inc.
Property Owner:	JEK Realty, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant Gentle Giant Moving Company, Inc. & Owner JEK Realty, LLC seek a time extension (SZO §5.3.10) to Special Permit #ZBA 2009-06 for the expansion of a non-conforming use. TOD 55 zone. Ward 2.
Date(s) of Hearing(s):	4/20
Staff Recommendation:	Recommends approval.
ZBA Action:	---
Current Status:	Will be heard on April 20, 2011.

<b>65 Hall Avenue (Case #ZBA 2011-20)</b>	
Applicant:	Douglas Grant
Property Owner:	Douglas Grant
Agent:	Maria C. Curtatone, Esq.
Legal Notice:	Applicant & Owner Douglas Grant seeks a Special Permit under SZO §4.4.1 to create living space in the basement of a nonconforming structure (§8.5.E). RA zone. Ward 6.
Date(s) of Hearing(s):	4/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 20, 2011.



<b>100 Dover Street (Case #ZBA 2010-68-R1-3/2011)</b>	
Applicant:	Ideal Engine Rebuilders, Inc.
Property Owner:	Ideal Engine Rebuilders, Inc.
Agent:	Dennis Serrano
Legal Notice:	Applicant & Owner Ideal Engine Rebuilders Inc. seek a revision to Special Permit ZBA 2010-68 under SZO §5.3.8. The revision is to alter the orientation of the two story addition to a ninety degree angle with the garage, omit the proposed gate adjacent to the entry drive, and alter the location and size of windows on the addition. Applicant and owner are also seeking to alter the location and size of windows on the garage, enlarge the garage doors, and make façade alterations to the garage under SZO §4.4.1. CBD zone. Ward 6.
Date(s) of Hearing(s):	4/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 20, 2011.

<b>343-351 Summer Street (Case #ZBA 2011-22)</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 §7.11.1.c to establish a 31 unit residential use, a Special Permit under §7.11.5.B.6.a to establish an approximately 8,400 gross square foot private club, and a Special Permit under §9.13.b to modify parking dimensions and access. CBD and RA zones. Ward 6.
Date(s) of Hearing(s):	4/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 20, 2011.

<b>22-24 Hudson Street (Case #ZBA 2011-23)</b>	
Applicant:	Derick Snare
Property Owner:	Thomas & Evelyn Battinelli
Agent:	N/A
Legal Notice:	Applicant, Derick Snare and owners, Thomas and Evelyn Battinelli, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a dormer on an existing three-family residence. RA zone. Ward 5.
Date(s) of Hearing(s):	4/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 20, 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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