

All Members Present

Hearings commenced at 6:00 p.m.

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

Meeting Results

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, January 18, 2006**

DECISIONS 6:00 P.M. followed by New HEARINGS

Assistant City Solicitor, David Shapiro requested the Board convene in Executive Session to discuss pending litigation regarding 212 Elm Street.

24-26 Adams St: The Applicant & Owner, Adam Schoenhardt seeks a Minor Revision (§5.3.8) to a previously issued permit #2004-79. ***Petition approved, HF motion to approve, SF seconded, vote taken (5-0) RD, HF, SF, SQ and RR.***

85 Cross St: Applicant & Owner Wilfredo Canenguez, Agent, Richard DiGirolamo, Esq. sought a Special Permit with Site Plan Review to create two principle structures (SZO §7.2) and two variances (SZO §8.5.H) minimum side yard setback, (SZO §8.5.I) minimum rear yard setback to convert an existing rear garage to one dwelling unit. RB zone. ***The Applicant requested to Withdraw the Petition Without Prejudice. The Board voted to deny the request and also voted to deny the petition. SF motion to deny, RR seconded, vote taken (5-0) RD, SF, SQ, RR and SD, with HF recused.***

7 Garfield Ave: Applicants & Owners, Charles F. & Jean P. Roderick and Agent Adam Dash, Esq. seek a special permit for multiple dwellings (SZO §7.11.1.c) to add a dwelling unit to an existing four-family dwelling and a special permit for parking on a separate lot (§9.13.d). CBD/IA zones. ***The Board voted to continue the application to February 8, 2006. SF made a motion to continue, SQ seconded, vote taken (5-0) RD, SF, SQ, RR and SD. With HF recused.***

401 Highland Ave: The Applicant, Santokh Singh & Owner, Demi Samallas seek a special permit with site plan review (S.Z.O. §7.11.10.2.1.c) to establish a fast order food establishment with no drive-up service & a variance for failure to provide required parking (§9.5.10) to establish a Quizno's restaurant. CBD zone. ***Continued to continue to February 8, 2006.***

143 Cross St: The Applicant & Owner, Controlled Construction & Engineering Inc. seeks a special permit (SZO §7.11.1.c) to construct a two-family dwelling on a lot with an existing three-family dwelling. BB zone. *The Board voted to allow the Applicant to Withdraw the Petition Without Prejudice. HF made a motion to approve the request, RR seconded, vote taken (5-0) RD, HF, SF, SQ and RR.*

1305 Broadway: The Applicant, Thomas Serio & Owner Cosmo DiTucci, seek a special permit with design review (SZO §7.11.10.1.a) to establish a restaurant with seating for sixty-two (62) patrons, and a variance (SZO §5.5) for failure to comply with the parking requirements of Article 9 of the SZO. RC zone. *The Board voted to allow the Applicant to Withdraw the Petition Without Prejudice. HF made a motion, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR.*

508 Somerville Ave: Applicant Luciano Rossetti & Owner, Benjamin J. Rossetti seek a special permit (SZO §4.5.3) to expand a non-conforming use to remove the existing building to rebuild a larger auto repair garage. BA zone. *The Board voted to continue the application to February 8, 2006. HF made a motion to continue, RR seconded, vote taken (5-0) RD, HF, SF, SQ, and RR.*

50 Craigie St: Applicant & Owner, Craigie Street Associates seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to extend the front entrance of an existing apartment building. RB zone. *The Board voted to approve the request with conditions. HF motion to approve, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR.*

52 Park St: Applicant & Owner, Charles Morton seeks a special permit (SZO §4.4.1) to build a dormer and a 320 S.F. addition on an existing three-family dwelling. RB zone. *The Board voted to approve the request with conditions. HF motion to approve, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR.*

0 R Rutherford Ave: Applicant & Owner, KTI Recycling of New England, Inc. dba FCR Boston. The Applicant seeks a special permit with site plan review (SZO §7.11.12.9.c) to allow for the continued use of an existing paper recycling facility. The existing facility is partially located in Somerville, though the majority of the site is located in Boston. IB zone. *The Board voted to approve the request. HF motion to approve, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR.*

Meeting adjourned at 7:35 p.m.

ZBA 1/18/06