



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING &
DEVELOPMENT

COMMUNITY

JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

HERBERT FOSTER, CHAIRMAN
ORSOLA SUSAN FONTANO, CLERK
RICHARD ROSSETTI

T.F. SCOTT DARLING, III, ESQ.
DANIELLE FILLIS
JOSH SAFDIE (ALT.)
ELAINE SEVERINO, (ALT.)

Meeting Minutes
January 7, 2009

The meeting was called to order at 6:00PM in the Somerville High School Auditorium, 81 Highland Avenue, Somerville, MA.

Members Present:

Herbert Foster, Chairman
Orsola Susan Fontano, Clerk
Richard Rossetti
T.F. Scott Darling, III, Esq.
Elaine Severino (Alt.)
Josh Safdie (Alt.)

Staff Present:

Lori Massa
Chris Dilorio

Members Absent:

Danielle Fillis

Nominations were held for reelections of Herbert Foster as Chairman and Orsola Susan Fontano as Clerk. The Board voted 5-0 to approve the nominations.

CASES REQUESTING CONTINUANCES

OLD CASES ALREADY OPENED

163 Hudson Street (Case #ZBA 2008-53)

Applicant:	Afarin Bellisario
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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,
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on January 7, 2009 to grant the Applicant's request for a continuance to February 4, 2009.
Susan Fontano made a motion to grant the Applicant's request to continue the application to February 4, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.	

NEW CASES TO BE OPENED AND REQUESTING CONTINUANCES

42 Allen Street (Case #ZBA 2008-67)	
Applicant:	Mark Resnick
Property Owner:	Mark Resnick
Agent:	Alissa Devlin, Esq.
Legal Notice:	Applicant & Owner: Mark Resnick seeks a special permit under §4.4.1 in order to finish and legalize partially completed alterations to a non-conforming structure. RB zone. Ward 2.
Date(s) of Hearing(s):	1/7,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 7, 2009 to grant the Applicant's request for a continuance to January 21, 2009.
Richard Rossetti made a motion to grant the Applicant's request to continue the application to January 21, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Josh Safdie voting.	

7-9 Bowers Avenue (Case #ZBA 2008-68)	
Applicant:	Christina Yanhui Li
Property Owner:	Christina Yanhui Li
Agent:	N/A
Legal Notice:	Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6
Date(s) of Hearing(s):	1/7,
Planning Board Action:	No Planning Board at this time.



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ZBA Action:	Voted on January 7, 2009 to grant the Applicant's request for a continuance to January 21, 2009.
Susan Fontano made a motion to grant the Applicant's request to continue the application to January 21, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.	

PREVIOUSLY OPENED CASES TO BE HEARD THIS EVENING

22 Berkeley Street (Case #ZBA 2008-64)	
Applicant:	John Comerford
Property Owner:	John Comerford
Agent:	N/A
Legal Notice:	Applicant & Owner: John Comerford seeks Special Permit with Site Plan Review approval under SZO§7.2 for two principal structures on a lot in order to legalize a dwelling unit in an existing carriage house. RA zone. Ward 3.
Date(s) of Hearing(s):	12/17 & 1/7/09
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 7, 2009 to approve the Applicant's request for a Special Permit with Site Plan Review.
The Applicant appeared and stated his proposal. No response from Alderman Taylor. Fire Prevention issued comments regarding heat detector and carbon monoxide hard wired to fire alarm upstairs, garage being used as storage. Susan Fontano made a motion to approve the Applicant's request for a Special Permit with Site Plan Review.	

NEW CASES TO BE HEARD THIS EVENING

42 Clyde St & 56-61 Clyde St: (Case #ZBA 2008-69)	
Applicant:	56 Clyde Street Acquisition, LLC, 61 Clyde Street Acquisition, LLC & 42 Clyde Street Development Acquisition, LLC
Property Owner:	56 Clyde Street Acquisition, LLC, 61 Clyde Street Acquisition, LLC & 42 Clyde Street Development Acquisition, LLC
Agent:	
Legal Notice:	Applicant/Owners: 56 Clyde St Acquisition, LLC, 61 Clyde St Acquisition, LLC, and 42 Clyde St. Development, LLC, seek a special permit (§9.13.c) for a shared driveway. The driveway located at 42 Clyde Street is proposed to be accessed by development at 56-61 Clyde Street (aka "MaxPak" site) for which approval is separately sought from the Planning Board. Ward 5. RB and PUD-B1 zones.
Date(s) of Hearing(s):	1/7/09
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 7, 2009 to approve the Applicant's request for a special permit.



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Ted Tobin appeared and stated the proposed plans. The Board discussed issues concerning the shared driveway and Mr. Tobin stated there is a mutual easement. Susan Fontano made a motion to grant the Applicant's request for a special permit. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.

OTHER BUSINESS



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