



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
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
October 21, 2009

The meeting was called to order at 6:00PM in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Members Present:

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

Staff Present:

Chris DiIorio

Members Absent:

Elaine Severino (Alt.)



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163 Hudson Street (Case #ZBA 2008-53)	
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, 9/16, 10/7, 10/21
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on October 21, 2009 to grant the Applicant's request for a continuance to November 4, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to November 4, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

369-371 Beacon Street (Case #ZBA 2008-61)	
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, 9/16, 10/7, 10/21
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on October 21, 2009 to grant the Applicant's request for a continuance to November 4, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to November 4, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

9-11 Harvard Place (Case #ZBA 2009-04)	
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, 9/16, 10/7, 10/21
Planning Board Action:	No Planning Board report at this time.



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ZBA Action:	Voted on October 21, 2009 to grant the Applicant's request for a continuance to November 4, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to November 4, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

22 Benedict Street (Case #ZBA 2008-71)	
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, 9/16, 10/7, 10/21
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2009 to approve the Applicant's request for a special permit.
Jon Lannen appeared on behalf of the Applicant to serve as a translator. Mr. Lannen presented the case to the Board. Three abutters testified in favor of the project. Susan Fontano made a motion to approve the Applicant's request for a special permit with an added condition to incorporate landscaping in the side yard along Benedict Avenue to be approved by the Planning Staff. Josh Safdie seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Josh Safdie voting in place of Scott Darling.	

92 Liberty Avenue (Case #ZBA 2009-43)	
Applicant:	Richard Caruso
Property Owner:	Richard Caruso
Agent:	N/A
Legal Notice:	Applicant & Owner Richard Caruso seeks a Special Permit under SZO §4.4.1 in order to enlarge and replace several existing windows. RA zone. Ward 6.
Date(s) of Hearing(s):	10/21
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2009 to grant the Applicant's request for a special permit.
The Applicant appeared and stated his proposal to enlarge and replace several existing windows. No abutters appeared to testify for or against the project. Susan Fontano made a motion to approve the Applicant's request for a special permit. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

94 Beacon Street (Case #ZBA 2009-46)	
Applicant:	Clearwire
Property Owner:	Beacon Place Condominium Trust
Agent:	C. Davis Associates, LLC



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Legal Notice:	Applicant Clearwire & Owner Beacon Place Condominium Trust seek a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RC zone. Ward 2.
Date(s) of Hearing(s):	10/21
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2009 to continue the application to November 4, 2009.
Lisa Bera appeared on behalf of the Applicant and stated the proposal to replace, relocate and install wireless communications equipment on the rooftop. The Board discussed issues related to removing of decommissioned equipment and views from surrounding areas. Susan Fontano made a motion to continue the application to November 4, 2009 in order for submission of new plans to show where the generator will be placed and also for a site visit to be performed. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

Other Business

None

Scott Darling made a motion to adjourn. Herbert Foster seconded the motion. Upon a vote, the motion passed unanimously 5-0.

The hearing concluded at 7:37pm.



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