



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

*PLANNING DIVISION*

Herbert F. Foster, Jr., Chairman  
Orsola Susan Fontano, Clerk

Richard Rossetti  
T.F. Scott Darling, III, Esq.  
Danielle Fillis  
Elaine Severino (Alt.)  
Josh Safdie (Alt.)

**ZBA Meeting Minutes**  
**October 7, 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  
Elaine Severino (Alt.)

**Staff Present:**

Chris DiIorio

**Members Absent:**

Josh Safdie (Alt.)

**Previously Opened Cases Requesting a Continuance**

<b>163 Hudson Street (Case #ZBA 2008-53)</b>	
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
Planning Board Action:	No Planning Board at this time.



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

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

<b>9-11 Harvard Place (Case #ZBA 2009-04)</b>	
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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on October 7, 2009 to grant the Applicant's request for a continuance to October 21, 2009.
Susan Fontano made a motion to approve the Applicant's request to continue the application to October 21, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

### Previously Opened Cases to be Heard this Evening

<b>22 Benedict Street (Case #ZBA 2008-71)</b>	
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



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Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 7, 2009 to continue the application to October 21, 2009.
The architect appeared and described the proposal. Susan Fontano made a motion to continue the application to October 21, 2009 in order for the Applicant to work on a landscaping plan. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

<b>32 Linden Avenue (Case #2009-26)</b>	
Applicant:	Steve Liakos
Property Owner:	Steve Liakos
Agent:	Jon Lannan, AIA
Legal Notice:	Applicant & Owner Steve Liakos seeks Special Permit approval under SZO §4.4.1 for an increase of the gross floor area of an existing non-conforming structure by more than 25 percent in order to construct an approximately 850sf third story addition. The applicant also seeks Special Permit approval under SZO §9.13.a in order to not provide one required parking space. RB zone. Ward 5.
Date(s) of Hearing(s):	8/5, 8/19, 9/2, 9/16, 10/7
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 7, 2009 to approve the Applicant's request for a special permit.
The Applicant appeared and stated his proposal. The Board requested the Applicant increase his landscaping and discussed the height issue of the building. Danielle Fillis was opposed and had comments toward the height issue. Susan Fontano made a motion to approve the Applicant's request for a special permit and to add a condition to remove the asphalt from the east side and rear yard to to the shed with approval b the staff. Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously 4-1 with Danielle Fillis voting in opposition.	

## Other Business



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