



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
MAYOR

STAFF PRESENT

MADELEINE MASTERS, *PLANNING DIRECTOR*
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*

MEMBERS PRESENT

KEVIN PRIOR, *CHAIRMAN*
LINDA BOHAN
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY
MICHAEL A. CAPUANO, ESQ. (ALT.)

MINUTES

The Somerville Planning Board held a public meeting on **Thursday, October 2, 2008 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Continued Cases for the Zoning Board of Appeals:

23 Whitman St: (Case #ZBA 2008-44) Applicant: Kevin Roy & Owner: Michael Bavaro seek a variance for number of stories §8.5.f and a special permit §4.4.1 to add a third story to the dwelling. RA zone. Ward 7.

The Applicant had revised the request in order to obviate the need for a Variance; that request was withdrawn. After discussion, Jim Kirylo made a motion to accept the Staff recommendation for Conditional Approval of the Special Permit; motion was seconded by Joe Favaloro and passed 5-0.

Review of New Cases for the Zoning Board of Appeals:

844 McGrath Highway: Applicant: FiberTower seeks Special Permit Approval under SZO §7.11.15.3 for the installation of a wireless communications facility. ASMD zone. Ward 1.

252 Medford Street: Applicant: FiberTower seeks Special Permit Approval under SZO §7.11.15.3 for the installation of a wireless communications facility. RB zone. Ward 3.

27 College Avenue: Applicant: FiberTower seeks Special Permit Approval under SZO §7.11.15.3 for the installation of a wireless communications facility. CBD zone. Ward 6.

230 Highland Avenue: Applicant: FiberTower seeks Special Permit Approval under SZO §7.11.15.3 for the installation of a wireless communications facility. RA zone. Ward 3.

The applicant made a presentation on the above four cases. The Board asked the Applicant for more information about their business and technology, including whether it would be seen on all other cell sites in the City and what its capacity was to support other carriers. The Applicant responded that a single antenna on a site can support all the other antennas serving various providers on a site; that they do not foresee locating on other sites, since only these sites can link to their hub in Boston; and that support of future collocating carriers could be provided with additional cable runs, not requiring additional towers. The Board expressed its concerns for proliferation and abandonment Liz Moroney moved to consider these cases together, accepting the Staff recommendations for conditional approval, amending Condition 2 with the addition of "to the maximum extent feasible"; Michael Capuano seconded the motion, which passed 5-0.



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40 Montrose Street: Applicant: Brad Sterns seeks a Special Permit §4.4.1 to construct a 1-story addition in the rear of the structure. RA zone. Ward 5.

After discussion, Linda Bohan made a motion to accept the staff recommendation for Conditional Approval; Jim Kirylo seconded and the motion carried, 5-0.

9-11 Glendale Avenue: Applicant: Brian Hickey seeks a Special Permit §4.4.1 to alter a non-conforming structure in order to construct a dormer on the side of the dwelling. RB zone. Ward 7.

The Board asked staff to explain the finding that they were “unable to recommend approval”. The Applicant stated that the project was not worth doing if reduced further and that neighbors approved of the proposal. After discussion, Jim Kirylo made a motion to accept the staff recommendation of being “unable to recommend approval”, adding that, should the ZBA choose to grant the request, conditions be added requiring staff approval of paint color; requiring no new hearing if dormer were to be modified to a gable or gambrel design; and that final design should be subject to staff review; Michael Capuano seconded the motion, which carried, 5-0.

The meeting was then adjourned.

A recording of this meeting may be obtained in the Planning Division.