



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

PLANNING DIVISION

MEMBERS PRESENT

Herbert F. Foster, Jr., Chairman
Orsola Susan Fontano, Clerk
T.F. Scott Darling, III, Esq.
Danielle Fillis
Elaine Severino (Alt.)

STAFF PRESENT

Lori Massa

MINUTES

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, November 18, 2009
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases Requesting a Continuance

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, 11/4, 11/18
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Susan Fontano made a motion to continue the application to December 2, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.



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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, 11/4, 11/18
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Susan Fontano made a motion to continue the application to December 2, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.

Previously Opened Cases to be Heard this Evening

94 Beacon Street (Case #ZBA 2009-46)	
Applicant:	Clearwire
Property Owner:	Beacon Place Condominium Trust
Agent:	C. Davis Associates, LLC
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, 11/4, 11/18
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Susan Fontano made a motion to recommend conditional approval. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.

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, 11/4, 11/18
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Susan Fontano made a motion to recommend conditional approval. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.



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1366 Broadway (Case #ZBA 2009-47)	
Applicant:	Clarendon Hill Somerville, LP
Property Owner:	Clarendon Hill Towers Tenant Association, Inc.
Agent:	Nicholas Iannuzzi, Esq.
Legal Notice:	Applicant Clarendon Hill Somerville, LP & Owner Clarendon Hill Towers Tenant Association, Inc. seeks a Special Permit (SZO §5.1) to construct a 3,800 sf structure for by-right offices and community gathering space on a lot with nonconforming structures (§4.4.1) and a Special Permit for shared parking (§9.13.e). RC zone. Ward 7.
Date(s) of Hearing(s):	11/4, 11/18
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Susan Fontano made a motion to recommend conditional approval. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.

Other Business



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