



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
November 4, 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.)
Josh Safdie (Alt.)

Staff Present:

Chris DiIorio

Members Absent:

None



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on November 4, 2009 to grant the Applicant's request for a continuance to November 18, 2009.
Susan Fontano made a motion to approve the Applicant's written request to continue the application to November 18, 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, 11/4
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on November 4, 2009 to grant the Applicant's request for a continuance to November 18, 2009.
Susan Fontano made a motion to approve the Applicant's written request to continue the application to November 18, 2009. 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
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
Planning Board Action:	Recommends conditional approval.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



ZBA Action:	Voted on November 4, 2009 to grant the Applicant's request for a continuance to November 18, 2009.
Susan Fontano made a motion to approve the Applicant's written request to continue the application to November 18, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

Previously Opened Cases to be Heard this Evening

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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on November 4, 2009 to continue the application to November 18, 2009 in order to finalize conditions.
The Applicant appeared and explained her proposed plans to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. Susan Fontano made a motion to continue the application to November 18, 2009 in order to finalize the conditions. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

New Cases to be Opened and Requesting Continuances

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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on November 4, 2009 to grant the Applicant's request for a continuance to November 18, 2009.
Susan Fontano made a motion to approve the Applicant's written request to continue the application to November 18, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



New Cases to be Heard this Evening

187 Elm Street (Case #ZBA 2009-48)	
Applicant:	Alpine Restaurant Group, Inc.
Property Owner:	187 Elm Street, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant Alpine Restaurant Group, Inc.& Owner 187 Elm Street, LLC seek a Special Permit with Design review (SZO §5.1.5) to establish a restaurant with outdoor seating (§7.11.10.1.2.b). NB zone. Ward 6.
Date(s) of Hearing(s):	11/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on November 4, 2009 to approve the Applicant's request for a Special Permit with Design Review.
<p>Attorney Adam Dash appeared to explain the proposed project to establish a restaurant with outdoor seating. One abutter spoke in favor of the project stating concerns that noise & parking will increase with the alcohol license. Attorney Dash stated that the liquor license states 11pm closing. One abutter spoke in favor to reuse the property as long as conditions are enforced. Susan Fontano made a motion to grant the Applicant's request for a Special Permit with Design Review including three added conditions #5 A 4" wide pedestrian corridor shall be maintained between the planters and all permanent structure within the sidewalk; #15 The Applicant shall install a bicycle rack in an area to be approved by Planning staff and #16 The Applicant shall submit a site plan that includes a bike rack, a 4' pedestrian clearance from any obstructions in the sidewalk and the approved 1996 landscaping to be approved by Planning staff. Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously 5-0.</p>	

259 McGrath Highway (Case #ZBA 2008-38-R0909)	
Applicant:	Herb Chambers of Somerville, Corp.
Property Owner:	Herb Chambers of Somerville, Corp.
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Herb Chambers of Somerville, Corp., seeks a Special Permit Revision under SZO §5.3.8 in order to alter the façade of the structure and increase the ground coverage by approximately 300sf with a granite base around the existing car showroom. IA zone. Ward 2.
Date(s) of Hearing(s):	11/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on November 4, 2009 to approve the Applicant's request for a revision to Special Permit #2008-38.
<p>Attorney Richard G. DiGirolamo appeared to explain the proposed project to alter the façade of the structure and increase the ground coverage by approximately 300sf with a granite base around the existing car showroom. No abutters spoke in favor or in opposition of the project. The Board would like a Welcome to Somerville sign on the building. Susan Fontano made a motion to approve the Applicant's request for a Revision to Special Permit #2008-38 with the added condition that the Applicant shall reimburse the City for the cost of replacing two street trees. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.</p>	

Other Business



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

