



CITY OF SOMERVILLE, MASSACHUSETTS
 ZONING BOARD OF APPEALS
 JOSEPH A. CURTATONE, MAYOR

STAFF

DAWN PEREIRA, ADMINISTRATIVE ASSISTANT

MEMBERS

HERBERT FOSTER, CHAIRMAN
ORSOLA SUSAN FONTANO, CLERK
RICHARD ROSSETTI
T.F. SCOTT DARLING, III, ESQ.
DANIELLE FILLIS
ELAINE SEVERINO (ALT.)
JOSH SAFDIE (ALT.)

Meeting Minutes
November 5, 2008

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

Members Present:

Orsola Susan Fontano, Acting Chairperson
 Richard Rossetti, Acting Clerk
 T.F. Scott Darling, III, Esq.
 Danielle Fillis

Staff Present:

Dawn Pereira

Absent:

Herbert Foster, Chairman
 Elaine Severino (Alt.)
 Josh Safdie (Alt.)

30 College Avenue (Case# ZBA 2007-29)	
Applicant:	D.F. Valente
Property Owner:	Mouhab Rizkallah
Agent:	N/A
Legal Notice:	The ZBA will reopen proceedings for a special permit (#ZBA2007-29) sought by Owner M.Z. Rizkallah and Applicant D.F. Valente, in order to hold a new hearing on the applicant's request to construct a new front addition, an exterior stairway, and a third floor onto an existing building (SZO §4.4.1). CBD zone. Ward 6.
Date(s) of Hearing(s):	7/11/07 5/21/08, 6/4, 6/18, 7/9 & 7/23, 8/6, 8/20



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Planning Board Action:	N/A (reopened proceedings)
ZBA Action:	Voted on November 5, 2008 to grant the Applicant's request for a continuance to November 19, 2008.
Richard Rossetti made a motion to grant the Applicant's request for a continuance to November 19, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 4-0.	

135 Willow Avenue (AKA 131 Willow Avenue) (Case #ZBA 2004-05-R0208)	
Applicant:	131 Willow Avenue, LLC
Property Owner:	131 Willow Avenue, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6.
Date(s) of Hearing(s):	3/5, 3/19, 4/2 & 4/16, 5/7 & 5/21, 6/4, 6/18, 7/9 & 7/23, 8/6,
Planning Board Action:	N/A (revision)
ZBA Action:	Voted on November 5, 2008 to grant the Applicant's request for a continuance to November 19, 2008.
Richard Rossetti made a motion to grant the Applicant's request for a continuance to November 19, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 4-0.	

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.



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JOSH SAFDIE (ALT.)

Date(s) of Hearing(s):	---
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on November 5, 2008 to grant the Applicant's request for a continuance to November 19, 2008.
Richard Rossetti opened the case and read a description into the record. Mr. Rossetti made a motion to grant the Applicant's request for a continuance to November 19, 2008 due to the absence of a Planning Board report. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 4-0.	

Scott Darling made a motion to adjourn. Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously 4-0.

The hearing commenced at 6:02pm.