

All Members Present

Meeting commenced at 6:05 p.m.

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

MEETING RESULTS

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, December 14, 2005**

DECISIONS 6:00 P.M. followed by New HEARINGS

14 Chapel St: Applicant, Somerville Homeless Coalition, Inc., Owners, College Avenue United Methodist Church and Agent, Michael Libby seek a revision to a special permit to increase the occupancy from 12 to 16 beds for adults in a homeless shelter. *HF motion to approve the revision request, SQ seconded the motion, vote taken, (5-0) RD, HF, SF, SQ and RR. Petition approved.*

27 Osgood St: Applicant, Emerald Development Group & Owner, Osgood Terrace LLC seek a revision (SZO §5.3.8) to previously approved site plans on permit #2005-53. *HF motion to deny the request as a Minor Revision, SF seconded the motion, vote taken, (5-0) RD, HF, SF, SQ and RR. HF motion determining that this request was a Major Revision, SF seconded the motion, vote taken, (5-0) RD, HF, SF, SQ and RR. Petition was voted not to be a Minor Revision. The Board voted that the petition was a Major Revision. Changes to the approved plans would require a new application and full hearing process.*

85 Cross St: Applicant & Owner Wilfredo Canenguez, Agent, Richard DiGirolamo, Esq. sought a Special Permit with Site Plan Review to create two principle structures (SZO §7.2) and two variances (SZO §8.5.H) minimum side yard setback, (SZO §8.5.I) minimum rear yard setback to convert an existing rear garage to one dwelling unit. RB zone. *The Agent for the Applicant requested a continuance to conduct a neighborhood meeting. SF motion to continue to January 18, 2006, SQ seconded the motion, vote taken (5-0) RD, SF, SQ RR and SD. Continued to January 18, 2006.*

7 Garfield Ave: Applicants & Owners, Charles F. & Jean P. Roderick and Agent Adam Dash, Esq. seek a special permit for multiple dwellings (SZO §7.11.1.c) to add a dwelling unit to an existing four-family dwelling and a special permit for parking on a separate lot (§9.13.d). CBD/IA zones. *The Agent for the Applicant presented further testimony and new information regarding this petition. The Board voted to continue the matter. SF motion to continue to continue the matter to January 4, 2006 to seek a legal opinion with respect to language proposed for a condition to attach to the special permit, vote taken (5-0) RD, SF, SQ, RR and SD.*

46 Concord Ave: The Applicant & Owner Sara Showstack seeks a special permit (SZO §4.4.1) to remove the existing roof and add a third floor to an existing two-family dwelling. RB zone. *SQ motion to approve with conditions, RR seconded the motion, vote taken, (5-0) SF, SQ, RR, SM and SD. Petition approved.*

288-290 Beacon St: The Applicant & Owner Jean Nevaras seeks a special permit (SZO §4.4.1) to add a second story for two residential units, a special permit (§9.13.b) for modification of parking design standards, and a revision to a previously issued special permit (§5.3.8). RC zone. *The Applicant requested to Withdraw the Petition Without Prejudice. HF motion to approve the request, SF seconded the motion, vote taken, (5-0) RD, HF, SF, SQ and RR. Petition approved.*

7 Hill St: Applicant, Won Buddhist Center; Owner, Won-Buddhist of Boston. The Applicant seeks a special permit (SZO§9.13.a) for failure to provide parking & a special permit (§9.13.b) for modification of parking/loading area design standards to establish a house of worship. RA zone. *HF motion to approve with conditions, SQ seconded the motion, vote taken, (5-0) RD, HF, SF, SQ and RR. Petition approved.*

22 McGrath Hgwy: The Applicant, Bob's Stores/TJX Companies & Owner, Charter Realty seeks a variance from maximum sign height requirements (S.Z.O. §12.4.1.b (1)) to install a sign more than twenty-five feet (25') above grade. BA zone. *The Agent for the Applicant presented the plans for the petition. The Board voted unanimously (5-0) to continue the matter to January 4, 2006 to allow the Applicant to work with the Brick Bottom community regarding this request. HF motion to continue, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Continued to January 4, 2006.*

401 Highland Ave: The Applicant, Santokh Singh & Owner, Demi Samallas seek a special permit with site plan review (S.Z.O. §7.11.10.2.1.c) to establish a fast order food establishment with no drive-up service & a variance for failure to provide required parking (§9.5.10) to establish a Quizno's restaurant. CBD zone. *The Ward Six Alderman, John Connolly presented testimony in opposition to the petition, as well as Alderman at Large Bruce Desmond and a direct business abutter. The Applicant was not present and had requested to continue the application to January 4, 2006. The Board voted unanimously (5-0) to continue the matter to January 4, 2006.*

143 Cross St: The Applicant & Owner, Controlled Construction & Engineering Inc. seeks a special permit (SZO §7.11.1.c) to construct a two-family dwelling on a lot with an existing three-family dwelling. BB zone. *The Applicant requested a continuance. HF motion to continue to January 4,*

2006, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Continued to January 4, 2006.

1305 Broadway: The Applicant, Thomas Serio & Owner Cosmo DiTucci, seek a special permit with design review (SZO §7.11.10.1.a) to establish a restaurant with seating for sixty-two (62) patrons, and a variance (SZO §5.5) for failure to comply with the parking requirements of Article 9 of the SZO. RC zone. *The Applicant requested a continuance. HF motion to continue to January 18, 2006, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Continued to January 18, 2006.*

7 Henderson St: Applicant & Owner: Thomas J. Bullen seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a variance from the rear yard setback requirement to build a single story addition consisting of a bedroom, closet, and handicap bathroom. RB zone. *HF motion to approve with conditions, SQ seconded the motion, vote taken, (5-0) RD, HF, SF, SQ and RR. Petition approved.*

519 Somerville Ave: The Applicant & Owner, 519 Somerville Avenue Realty Trust seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to create a new egress door on an existing retail storefront. BA zone. *HF motion to approve with conditions, SQ seconded the motion, vote taken, (5-0) RD, HF, SF, SQ and RR. Petition approved.*

Meeting Adjourned at 9:50 p.m.

ZBA 12/14/05