



City of Somerville, Massachusetts
OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

Meeting Minutes
February 6, 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:

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

Staff Present:

Dawn Pereira
Madeleine Masters
Lori Massa
Chris DiIorio

Susan Fontano made a motion to go into executive session. Scott Darling seconded the motion. Roll call vote 5-0 all Members voting.

47 Whitman Street: Applicant & Owner Irina Suconick seeks a special permit (SZO §4.4.1) to alter a nonconforming structure by creating an exterior garage door in the front of the structure to access a one-car garage proposed for a portion of the basement. RA zone.

The Board voted on January 9, 2008 to continue the application to February 20, 2008 due to further documents and plans to be presented.

34 Allen St: Applicant Anthony Pasquale & Owner Allen Street Realty Trust seek a special permit (SZO §4.5.1) to change from one non-conforming use (factory) to another non-conforming use (recreational/health club). RB zone.



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The Board voted on January 9, 2008 to continue the application to February 20, 2008 in order to re-advertise for a variance.

39 Endicott Avenue: Applicant & Owner Endicott Partners, LLC seek Special Permit with Site Plan Review approval from the Planning Board under SZO §7.3 in order to construct an eight unit apartment building (including one affordable unit) on a 12,504 s.f. parcel in a RB zone. Ward 7.

Susan Fontano opened the case and read a description into the record. Susan Fontano made a motion to continue the application to February 20, 2008 because there was no Planning Board report. Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously (5-0) with all regular members voting.

88 Beacon Street: Applicant Nextel Communications of the Mid-Atlantic, Inc. & Owner 88 Beacon Street Realty, Inc. seek a special permit under SZO §7.11.15.3 to install a wireless communications facility on the roof of 88 Beacon Street, Somerville. Pursuant to an Order of the Superior Court, dated October 23, 2007, the Zoning Board of Appeals will conduct a *de novo* hearing on the request. See, Kramer v. Ercolini et al., Superior Court C.A. No. MICV03-2174.

Susan Fontano opened the case and read a description into the record. Attorney for Nextel, Steven Grill appeared and gave a brief overview. Attorney Grill stated that there are no other buildings in the area that accommodate the requirements for the cell tower. Mr. Grill stated that the building cannot be too high or too low, cannot be too close to an existing site or not to use too much power. Any of these options would not offer any signal. The Board requested that the Applicant have a traffic study review performed. Manny Kramer testified against the project because it damages his skyline view of Boston. City Solicitor Matthew Buckley appeared to answer legality issues and stated that this is de novo hearing meaning that the Board has to only hear what is in front of



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them as if it were a new case. Susan Fontano made a motion to continue the application to February 20, 2008 to allow a site visit to be performed and for a traffic study to be obtained. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously (5-0) with all regular members voting.

Susan Fontano made a motion to hear items under other business. Danielle Fillis seconded the motion. Upon a vote, the motion passed unanimously (5-0) with all regular members voting.

Madeleine Masters appeared to discuss other business to discuss the new application policy.

Susan Fontano made a motion to adjourn. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously (5-0) with all regular members voting.

The hearing was concluded at 10:05pm.