



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.
 Richard Rossetti
 Elaine Severino (Alt.)
 Josh Safdie (Alt.)

STAFF PRESENT

Lori Massa, Planner

MINUTES

Zoning Board of Appeals

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
 Wednesday, March 17, 2010
 DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

15 Weston Avenue (Case #ZBA 2009-52)	
Applicant:	Clearwire
Property Owner:	Somerville Housing Authority
Agent:	Lisa Ann Bera
Legal Notice:	Applicant, Clearwire and Owner, Somerville Housing Authority, seek a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RB/NB zone. Ward 7.
Date(s) of Hearing(s):	2/3, 2/17, 3/3, 3/17
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Susan Fontano made a motion to continue the application to March 31, 2010. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Josh Safdie voting to approve the Applicant's request for a continuance to March 31, 2010 with Danielle Evans absent.



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119 College Avenue (Case #ZBA 2009-66)	
Applicant:	Clearwire
Property Owner:	Powder House Realty
Agent:	Lisa Ann Bera
Legal Notice:	Applicant, Clearwire and Owner, Powder House Realty, seek a Special Permit under SZO §7.11.15.3 in order to install wireless communications equipment. RB zone. Ward 6.
Date(s) of Hearing(s):	2/3, 2/17, 3/3, 3/17
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Susan Fontano made a motion to continue the application to March 31, 2010. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Elaine Severino voting to approve the Applicant's request for a continuance to March 31, 2010 with Danielle Evans absent.

New Cases to be Opened that are Requesting a Continuance

260 Elm Street (Case #ZBA 2010-04)	
Applicant:	Jason R. Zube
Property Owner:	Urban Equity Development Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Jason R. Zube, & Owner, Urban Equity Development Company, seek a Special Permit under SZO §4.5.1 to change the use from a 1,700± sf printing operation to a tattoo facility (§7.11.8.13.a) and a Special Permit under §9.13 to not provide one parking space. CBD zone. Ward 6.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Susan Fontano made a motion to continue the application to March 31, 2010. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Josh Safdie voting to approve the Applicant's request for a continuance to March 31, 2010 with Danielle Evans absent.

New Cases to be Opened and Heard

73 Highland Road (Case #ZBA 2009-55)	
Applicant:	Christian MacDonald
Property Owner:	Christian MacDonald
Agent:	N/A
Legal Notice:	Applicant & Owner, Christian Macdonald, seek a Special Permit under SZO §4.4.1 in order to construct a dormer and second floor extension within the non-conforming side yard (§8.5.H). RA zone. Ward 5.
Date(s) of Hearing(s):	12/16, 1/6/10, 1/20, 2/3, 2/17, 3/3, 3/17
Planning Board Action:	Recommends conditional approval.



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ZBA Action:	Susan Fontano made a motion for approval. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Josh Safdie to approve the Applicant's request for a special permit.
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14-18 Main Street (Case #ZBA 2007-22-R0210)	
Applicant:	Jim Murray
Property Owner:	J. Murray & Sons
Agent:	Jai Singh Khalsa, Khalsa Design, Inc.
Legal Notice:	Applicant, Jim Murray, & Owner, J Murray & Sons, seek a revision to Special Permit ZBA 2007-22 (SZO §5.3.8). The revision is to construct balconies and alter the garage door and location of windows. NB zone. Ward 4.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Elaine Severino to approve the Applicant's request for a special permit.

114 Highland Avenue (Case #ZBA 2009-53)	
Applicant:	Clearwire
Property Owner:	Somerville Housing Authority
Agent:	Lisa Ann Bera
Legal Notice:	Applicant Clearwire & Owner Somerville Housing Authority seek a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RC zone. Ward 3.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Richard Rossetti made a motion for approval. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Josh Safdie voting to approve the Applicant's request for a special permit with Danielle Evans absent.

32-34 Fenwick Street (Case #ZBA 2010-03)	
Applicant:	Bernard Breen
Property Owner:	Bernard Breen
Agent:	N/A
Legal Notice:	Applicant and Owner, Bernard Breen, seeks a Special Permit under SZO §4.4.1 in order to enclose a second floor porch in the non-conforming side yard. RB zone. Ward 4.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.



ZBA Action:	Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Josh Safdie to approve the Applicant's request for a special permit.
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47 Russell Road (Case #ZBA 2010-06)	
Applicant:	Julia Lull & David Hayes
Property Owner:	Julia Lull & David Hayes
Agent:	Bill Erickson, BFE Architects
Legal Notice:	Applicants & Owners, Julia Lull & David Hayes, seek a Special Permit under SZO §4.4.1 to construct a dormer within the nonconforming side yard setback (8.5.H) and to expand the non-conforming floor area ratio (8.5.E). RA zone. Ward 7.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Elaine Severino to approve the Applicant's request for a special permit.

67 Lexington Avenue (Case #ZBA 2010-08)	
Applicant:	Ronald Rego
Property Owner:	Ronald Rego
Agent:	Derick Snare
Legal Notice:	Applicant and Owner, Ronald Rego, seeks a Special Permit under SZO §4.4.1 in order to extend an existing dormer within the non-conforming side yard. RA zone. Ward 6.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Josh Safdie to approve the Applicant's request for a special permit.

18 Forster Street (Case #ZBA 2010-09)	
Applicant:	Timothy Darr & Charlotte Davis
Property Owner:	Timothy Darr & Charlotte Davis
Agent:	Noel Clarke, 2C Design Studio
Legal Notice:	Applicants & Owners, Timothy Darr & Charlotte Davis, seek a Special Permit under SZO §4.4.1 to construct a 50± sf addition within the nonconforming side and rear yard setbacks (8.5.H & 8.5.I). RA zone. Ward 5.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Susan Fontano made a motion for approval. Scott Darling seconded the motion. Voted 5-0 on March 17, 2010 with Elaine Severino to approve the Applicant's request for a special permit.



Other Business Review of 2009 Planning Division Annual Report.

**Lori Massa explained the Planning Division Annual Report.
No comments.**

