



CITY OF SOMERVILLE, MASSACHUSETTS  
PLANNING BOARD  
JOSEPH A. CURTATONE  
MAYOR

**STAFF PRESENT**

MADELEINE MASTERS, *PLANNING DIRECTOR*  
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

**MEMBERS PRESENT**

MICHAEL A. CAPUANO, ESQ.  
JOSEPH FAVALORO  
JAMES KIRYLO  
ELIZABETH MORONEY

**MINUTES**

The Somerville Planning Board held a public meeting on **Thursday, March 19, 2009 at 6:00 p.m.** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

**Review of New Cases for the Zoning Board of Appeals:**

**377 Summer Street (Case #ZBA 2009-01):** Applicant & Owner Christos Poutahidis seeks a Special Permit (SZO §7.11.1.c) to establish 6 dwelling units. The dwellings would be part of a mixed-use building with office and retail. The Applicant also seeks a Variance to provide 4 fewer parking spaces than are required (SZO §5.5). CBD zone. Ward 6.

*Continuance granted.*

**100 Fellsway West (Case #ZBA 2009-03):** Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.

*Continuance granted.*

**Review of Continued Cases for the Zoning Board of Appeals:**

**163 Hudson St (Case #ZBA 2008-53):** 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.

*Continuance granted.*

**600 Windsor Pl: (Case #ZBA 2008-66)** Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.

*Continuance granted.*

**56 Webster Ave/520 Columbia St: (Case #ZBA 2008-65)** Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.

*Continuance granted.*

**369-371 Beacon St: (Case #ZBA 2008-61)** 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.

*Continuance granted.*



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**22 Benedict St: (Case #ZBA 2008-71)** Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.  
*Continuance granted.*

**Review of Planning Documents**

**Open Space and Recreation Plan:** *Arn Franzen, Staff of the Parks and Open Space Division of OSPCD, presented a draft copy of the plan, outlining its contents and explaining the State requirement for a letter from the Planning Board. He discussed the history of the plan, its goals, and the public participation process. The Board asked questions about the process for establishing and improving parks, grant funding, and remediation of sites. Staff was still accepting feedback and the Board could send additional comments after the meeting. The board voted 4-0, with Mr. Favaloro making the motion and Mr. Capuano seconding, to write a letter endorsing the Plan.*

**Other Business:**

**Amendments to Rules and Regulations of Special Permit Granting Authorities.** To establish the position and role of the Associate Member, and remove requirements that the Planning Board act in an advisory capacity in cases where the ZBA (or Zoning Administrator, by extension) is the SPGA. *Following a discussion of what effect the proposed changes would have, including what types of cases would be affected, how the Planning Board's role would change, and how proposed changes would impact opportunities for public comment, the Board asked Staff to provide their justification for removing the requirement for the Planning Board to act in an advisory capacity to the ZBA. Staff described certain challenges associated with the current practice and explained that a departmental review of permitting processes had yielded a number of suggested changes, including this proposal. Staff agreed with member comments that public involvement should not be reduced in the zoning process. Staff agreed to provide a report outlining recommendations on streamlining the zoning permit process without reducing opportunities for public comment. The Board decided not to vote on any changes until all could be considered together.*

**Approval of Minutes:** *A typographical error was fixed in the minutes for 10/16/08. The Board voted 4-0, with Mr. Favaloro making the motion and Mr. Kirylo seconding, to approve the minutes for the following dates: 3/20/08, 5/15/08, 7/17/08, 8/21/08, 9/4/08, 10/2/08, 10/16/08, 12/4/08, 1/15/09. No vote was taken on the February 5, 2009 minutes, which were held for clarification at a later date.*

*The meeting was adjourned at 7:50 p.m.*

*A recording of this meeting may be obtained in the Planning Division.*

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Plans and reports are available at the City of Somerville website at the following link:  
<http://www.somervillema.gov/planningandzoning>