



**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  
Danielle Evans  
Elaine Severino (Alt.)  
Josh Safdie (Alt.)

**STAFF PRESENT**

George Proakis, Director of Planning

**MINUTES**

**Zoning Board of Appeals**

Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue

Wednesday, March 31, 2010

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

**Previously Opened Cases that are Requesting a Continuance**

<b>15 Weston Avenue (Case #ZBA 2009-52)</b>	
Applicant:	Clearwire
Property Owner:	Somerville Housing Authority
Agent:	Chris Swiniarski
Legal Notice:	Applicant, Clearwire and Owner, Somerville Housing Authority, seeks 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, 3/31
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Susan Fontano made a motion to continue the application. Scott Darling seconded the motion. Voted 5-0 on March 31, 2010 with Elaine Severino voting for Herbert Foster to approve the Applicant's request for a continuance to May 5, 2010.



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<b>119 College Avenue (Case #ZBA 2009-66)</b>	
Applicant:	Clearwire
Property Owner:	Powder House Realty
Agent:	Chris Swiniarski
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, 3/31
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Susan Fontano made a motion to continue the application. Scott Darling seconded the motion. Voted 5-0 on March 31, 2010 with Josh Safdie voting for Herbert Foster to approve the Applicant's request for a continuance to April 14, 2010.

### New Cases to be Opened that are Requesting a Continuance

<b>438 Somerville Avenue (Case #ZBA 2010-11)</b>	
Applicant:	Demoulas Super Markets, Inc.
Property Owner:	RILO, LLC
Agent:	Michael Kettenbach, Retail Management & Development
Legal Notice:	Applicant, Demoulas Super Markets, Inc, owner of property at 400 Somerville Avenue, seeks an appeal (pursuant to SZO section 3.1.9) from a decision the Superintendent of Inspection Services, to deny an enforcement action requested under SZO Section 3.1.8 regarding the issuance of a permit for the renovation and use of the property at 438 Somerville Avenue owned by RILO, LLC. IA zone/Arts Overlay District. Ward 2.
Date(s) of Hearing(s):	3/31
Planning Board Action:	N/A
ZBA Action:	Susan Fontano made a motion to continue the application. Scott Darling seconded the motion. Voted 5-0 on March 31, 2010 to approve the Applicant's request for a continuance to April 14, 2010.

### Previously Opened Cases to be Heard

<b>260 Elm Street (Case #ZBA 2010-04)</b>	
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, 3/31



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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 31, 2010 to approve the Applicant's request for a special permit.

### New Cases to be Opened and Heard

<b>59-61 Bonair Street (Case #ZBA 2010-10)</b>	
Applicant:	Peter Kovalko
Property Owner:	Jessica Cohen & Peter Kovalko
Agent:	N/A
Legal Notice:	Applicant, Peter Kovalko, & Owners, Jessica Cohen & Peter Kovalko propose to convert a single-family into a two-family dwelling and seek a variance (SZO §5.5) from lot area per dwelling unit and parking requirements. The Applicant/Owners also seek a special permit (§4.4.1 & 5.1) for the alteration of a non-conforming structure in order to construct stairs within the required setbacks. RB zone. Ward 1.
Date(s) of Hearing(s):	3/31
Planning Board Action:	Recommends conditional approval of the special permit. Unable to recommend conditional approval of the variance.
ZBA Action:	Susan Fontano made a motion to continue the application. Scott Darling seconded the motion. Voted 5-0 on March 31, 2010 to continue the application to May 5, 2010.

### Other Business



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