



CITY OF SOMERVILLE, MASSACHUSETTS
ZONING BOARD OF APPEALS
Joseph A. Curtatone, Mayor

HERBERT FOSTER, CHAIRMAN
ORSOLA SUSAN FONTANO, CLERK
RICHARD ROSSETTI
T.F. SCOTT DARLING, III, ESQ.

DANIELLE FILLIS
ELAINE SEVERINO, (ALT.)
JOSH SAFDIE (ALT.)

Meeting Minutes
March 4, 2009

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.
Danielle Fillis
Elaine Severino (Alt.)
Josh Safdie (Alt.)

Staff Present:

Madeleine Masters
Lori Massa

369-371 Beacon Street (Case #ZBA 2008-61)	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 1, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)	
Applicant:	Royal Hospitality Services, Inc. (Royal White)
Property Owner:	Columbia Street Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 1, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

600 Windsor Place (Case #ZBA 2008-66)	
Applicant:	Green Cab, Inc.
Property Owner:	The Windsor Company, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 1, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

163 Hudson Street (Case #ZBA 2008-53)	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	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.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7, 1/21, 2/4, 2/18, 3/4,
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 1, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

22 Benedict Street (Case #ZBA 2008-71)	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	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.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 1, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

377 Summer Street (Case #ZBA 2009-01)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	3/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 1, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

42 Allen Street (Case #ZBA 2008-67)	
Applicant:	Mark Resnick
Property Owner:	Mark Resnick
Agent:	Alissa Devlin, Esq.
Legal Notice:	Applicant & Owner: Mark Resnick seeks a special permit under §4.4.1 in order to finish and legalize partially completed alterations to a non-conforming structure. RB zone. Ward 2.
Date(s) of Hearing(s):	1/7, 1/21, 2/4, 2/18, 3/4,
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on March 4, 2009 to approve the Applicant's request for a special permit.

Susan Fontano made a motion to approve the Applicant's request for a special permit with an added condition #7 that the Applicant shall submit a final elevation drawing for Staff approval that indicates the siding materials to be used. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.

7-9 Bowers Avenue (Case #ZBA 2008-68)

Applicant:	Christina Yanhui Li
Property Owner:	Christina Yanhui Li
Agent:	N/A
Legal Notice:	Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6
Date(s) of Hearing(s):	1/7, 1/21, 2/4, 2/18, 3/4,
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on March 4, 2009 to continue the application to March 18, 2009 in order to perform a site visit.
The Board asked the Applicant questions regarding the proposal. Susan Fontano made a motion to continue the application to March 18, 2009 in order to perform a site visit. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

191 Highland Avenue (Case #ZBA 2005-70-R0209)

Applicant:	The Center for Arts at the Armory
Property Owner:	Joseph Sater
Agent:	N/A
Legal Notice:	Applicant The Center for Arts at the Armory & Owner Joseph Sater seek to revise conditions #20 & #24 of a 2005 special permit which established a multi-use complex within the existing Armory building, and seek clarification of how to satisfy conditions #22 and #23.
Date(s) of Hearing(s):	3/4/09
Planning Board Action:	N/A
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a revision to Special Permit #2005-70.
Susan Fontano opened the case and read the description into the record. The Applicant described the use and tenants of the Armory, as well as an agreement between the Armory and the Somerville Hospital for night event parking and the Center's plans to encourage visitors to use rapid transit and buses. Twenty-one people spoke in favor of the application, describing it as an asset to the neighborhood. Four people spoke in opposition, primarily voicing concerns about visitor use of on-street parking, and changing conditions that had been previously negotiated with a group of neighbors. Additional, three people had both positive and negative statements about the proposal. After a lengthy discussion of the Applicant's four requests, several members of the Board expressed their support for expanding the hours of operation and clarifying the two conditions related to the beer and wine license; however, the Board had a number of questions about proposed revision to condition #24 (overlapping of events). Board member Rossetti voiced concerns about voting the same evening on a complex project. In order to enable a vote that evening, the Applicant withdrew the request to revise condition #24. Regarding the Applicant's other requests, to revise condition #20 (hours of operation) and clarify conditions #22 & #23 (beer/wine license), Susan Fontano made a motion to grant the Applicant's request for a Revision to Special Permit #2005-70. Scott Darling seconded the motion. Upon a vote, the motion passed 4-1 with Richard Rossetti opposed.	

10-12 Gordon Street (Case #ZBA 2009-02)	
Applicant:	Paul Dell'Anno
Property Owner:	Paul Dell'Anno
Agent:	N/A
Legal Notice:	Applicant & Owner Paul Dell'Anno seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding an approximately 104s.f.first floor addition. RA zone. Ward 7.
Date(s) of Hearing(s):	3/4/09
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a special permit.
Susan Fontano opened the case and read the description into the record. Alderman Robert Trane spoke in favor of the project. The Applicant appeared and stated his proposed plans. The Board stated that the property is well maintained and they do not see any issues with the proposal. Susan Fontano made a motion to approve the Applicant's request for a special permit. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

The hearing concluded at 9:50p.m.