



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

*PLANNING DIVISION*

**Meeting Minutes**  
**April 16, 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:**

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

**Staff Present:**

Dawn Pereira  
Madeleine Masters  
Chris DiIorio

**Absent:**

Herbert Foster, Chairman

**39 Endicott Avenue:** (Case # ZBA 2007-66) Applicant & Owner Endicott Partners, LLC, seek Special Permit with Site Plan Review approval from the Planning Board (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. *The ZBA voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.*

*Richard Rossetti made a motion to grant the Applicant's request for a continuance to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**88 Beacon Street:** (Case # ZBA 2007-65) Applicant Nextel Communications of the Mid-Atlantic, Inc. & Owner 88 Beacon Street Realty, Inc. seek a special permit (SZO §7.11.15.3) to install a wireless communications facility on the roof of 88 Beacon Street, Somerville. Pursuant



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*PLANNING DIVISION*

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. ***The Board voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.***

*Attorney Steve Grill appeared on behalf of the Applicant. Mr. Grill stated that he submitted a traffic report of a traffic study report prior to this hearing as requested from the previous hearing. Mr. Grill testified that the equipment shelter cannot be relocated to the parking lot without increasing the non-conformity which would then require a variance. Acting Chairperson would like to have a peer consultant review performed and requested a rendition of drawings of the antennas. Richard Rossetti made a motion to continue the application to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**308 Beacon St: (Case # ZBA 2008-01)** Applicant Basnight, Buckingham & Partners, Inc., Owner Kyle E. Gale and Agent Adam Dash seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure. The Applicant seeks Special Permit approval under SZO §7.11.c to build a three-story, six-unit dwelling with parking underneath in a RC zone. Ward 2. Planning Board recommends conditional approval. ***The Board voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.***

*Richard Rossetti made a motion to grant the Applicant's request for a continuance to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**503b Medford St: (Case # ZBA 2008-04)** Applicant & Owner Broadway Investments seek a Special Permit (SZO §9.4 & §9.13a) for modification of parking requirements in order to expand an existing restaurant (currently Churrasco) into an adjacent space that is currently an office use.



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*PLANNING DIVISION*

NB zone. Ward 5. ***The Board voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.***

*Richard Rossetti read into record the Applicant's request to withdraw the application without prejudice. Richard Rossetti made a motion to grant the Applicant's request to withdraw the application without prejudice. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**292 Beacon St:** (Case # ZBA 2008-07) Applicant & Owner Kenneth Spera seeks a special permit under SZO §4.4.1 to reconstruct a nonconforming structure and allow a six-family dwelling, (SZO §7.11.1.c), as part of an approved mixed-use structure. RC zone. Ward 2. ***The Board voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.***

*Richard Rossetti made a motion to grant the Applicant's request for a continuance to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**135 Willow Ave:** (Case # ZBA 2004-05-R0208) Applicant & Owner 131 Willow Ave seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6. ***The Board voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.***

*Richard Rossetti made a motion to grant the Applicant's request for a continuance to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**23 Milton St:** (Case #ZBA 2008-08) Applicant & Owner Eden Naby Frye & Mary Naby Frye seek a special permit under SZO §4.4.1 to alter a dimensionally nonconforming structure by



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*PLANNING DIVISION*

altering an existing dormer, raising a portion of the roof, demolishing a carriage house, and adding un-enclosed egress stairs. RB zone. Ward 6. ***The Board voted on April 2, 2008 to continue the application to April 16, 2008 in order for a shadow study to be completed.***

*Josh Fenollosa, Architect, appeared and presented a shadow study that was requested at the previous hearing. The shadow study did not show much of a difference during different times of the season and times of the day with the change in height of the roof. Abutter Linda Borodkin testified that she was not satisfied that her concerns were not addressed at the Design Review Committee meeting that was held but had no problem with the proposal. Eden Naby Frye testified that the carriage house will be renovated and not demolished. Richard Rossetti 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 with Elaine Severino voting.*

**42 Craigie St: (Case #ZBA 2008-09)** Applicant Felix Consilvio Jr. & Owner Craigie Street, LLC seek Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot as an existing principal structure. The applicant seeks Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable in a RB zone. Ward 3. ***The Board voted on April 2, 2008 to continue the application to May 7, 2008 as requested by Ward Alderman Thomas Taylor in order to allow the community to review this project with the developer and architect to resolve any concerns or misconceptions.***

**New Cases**

**221 Beacon St (ZBA2008-10)** Applicant Dedic Andrade Development, LLC & Owner Robert Fortini seek Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable. RB zone. Ward 2.

*Richard Rossetti opened the case and read it into the record. Richard Rossetti made a motion to grant the Applicant's request for a continuance to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*



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*PLANNING DIVISION*

**81 School St (ZBA2008-11)** Applicant & Owner Jose and Olga Jorge seek a special permit §4.4.1 to reconstruct an existing porch and build a room above the porch. RA zone. Ward 3.

*Richard Rossetti opened the case and read it into the record. Agent for the Applicant, Bob Walsh appeared and proposed to tear down the existing porch and extend it out 2 feet and to add a sunroom/sitting room above the porch for the Applicant's elderly mother comfort. Olga Jorge testified that she is planning on improving the landscaping with flowers. Scott Darling raised the issue that he is concerned that this space does not turn into another bedroom. Otherwise, he has no opposition to the plans. Richard Rossetti made a motion to approve the request for a special permit and add condition #7 that the Applicant shall use perennials and evergreens to more permanent landscaping as shown in the rendition. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**7A Partridge Ave (ZBA2008-12)** Applicant Kathleen McGilvray, Applicant/Owner: Kathleen McGilvray & David Edwards) seek a special permit §4.4.1 to extend an existing handrail on the second story to encompass the entire deck area. RA zone. Ward 5.

*Richard Rossetti opened the case and read a description into the record. Applicant, David Edwards appeared and proposed to extend the handrail on the second story to cover the entire deck. Mr. Edwards stated that the railing will be made of wood. Richard Rossetti 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 with Elaine Severino voting.*

**37 Stone Ave (ZBA2008-13)** Applicant & Owner Dianne Haas seeks Special Permit approval under SZO §4.4.1 to increase an existing F.A.R. non-conformity by finishing the existing basement. RA zone. Ward 3.

*Richard Rossetti opened the case and read a description into the record. The Applicant appeared and proposed to increase the existing floor area ratio by adding the existing finished*



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*PLANNING DIVISION*

*basement. The Applicant is requesting to attach the finished basement space to the first floor unit to sell it as a condo in the near future. Richard Rossetti made a motion to grant the Applicant's request for a special permit. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**14 Oakland Ave (ZBA2008-14)** Applicant & Owner Holly & John Simione seek Special Permit approval under SZO §4.4.1 to alter a non-conforming structure in order to construct a wheelchair accessible two (2) story rear addition. RA zone. Ward 4.

*Richard Rossetti opened the case and read it into the record. Richard Rossetti made a motion to grant the Applicant's request for a continuance to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**70 Glen St (ZBA2005-93-R0308)**: Applicant & Owner Antonio Carnevale seeks a Revision to Special Permit #ZBA2005-93 to change an approved four-season room to a covered deck. RB zone. Ward 1.

*Richard Rossetti opened the case and read it into the record. Richard Rossetti made a motion to grant the Applicant's request for a continuance to May 7, 2008. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**100 Properzi Way (ZBA2008-61-R0308)** Applicant & Owner Moshe Safdie seeks a Revision to Special Permit #ZBA2007-61 to alter the exterior cladding in parts of the building, modify doors and windows at front portion of building, raise height of rear stair shaft, and add a roof deck. NB & RB zones. Ward 2.

*Richard Rossetti opened the case and read a description into the record. Architect Paul Gross appeared and requested a revision to Special Permit ZBA #2008-61 to add a roof deck and to modify doors and windows at the front of the building and to raise the height of the rear stair*



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*PLANNING DIVISION*

*shaft. Architect Brian Black proposed that there are no changes in the west façade other than a glass double doorway as another form of egress. Mr. Black proposed cedar siding cladding for the stair tower, which is consistent with materials used throughout the neighborhood. Mr. Black testified that the stair tower was raised 5 feet to align with the elevator tower to provide acoustical and visual screening of mechanical rooftop unit that serves the rear addition. Richard Rossetti made a motion to approve the Applicant's request for a revision to Special Permit #ZBA 2008-61. Madeleine Masters stated the Applicant has received approval to expand a nonconforming use to build a two story rear addition with basement and mezzanine. This approval is to further permit a roof deck, raise the height of the stairwell, change the materials of the stairwell and elevator shaft, change the front door to a double door and install a window screen on the south side of the curtain wall. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

**1-3 Windsor Rd (ZBA2008-16)** Applicant & Owner Peter DeMasi has filed an Administrative Appeal of the Building Inspector's denial of a permit to have a car-share use in an RA district. Ward 6.

*Richard Rossetti opened the case and read a description into the record. Richard Rossetti made a motion to grant the Applicant's request to withdraw the application without prejudice. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.*

Susan Fontano made a motion to adjourn. Danielle Fillis seconded the motion. Upon a vote, the motion passed unanimously 5-0 with Elaine Severino voting.

The hearing concluded at 7:50pm.