



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

**STAFF PRESENT**

MADELEINE MASTERS, *PLANNING DIRECTOR*  
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*  
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*  
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*  
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

**MEMBERS PRESENT**

KEVIN PRIOR, *CHAIRMAN*  
MICHAEL A. CAPUANO, ESQ.  
JOSEPH FAVALORO  
JAMES KIRYLO  
ELIZABETH MORONEY

**MINUTES**

The Somerville Planning Board held a public meeting on **Thursday, April 2, 2009 at 6:00 p.m.** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA. The Planning Board reviewed cases for the Zoning Board of Appeals. All members except Mr. Capuano were present.

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

**9-11 Harvard Pl (ZBA #2009-04):** Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.  
*Continuance granted*

**103 Belmont St (ZBA #2009-05):** Applicant & owner Jennifer Evans seeks a special permit (SZO §5.1) to establish an office within a primary residence (§7.11.4.f) and to modify the parking requirements for nonconforming structures for one required parking space (§9.13.a). RA zone. Ward 3.  
*The Board discussed parking issues surrounding the project and Traffic and Parking's opposition to the plan. The Board decided that although the city could not officially recognize a tandem parking space in the driveway that practically, a patron could park behind the owner with no effect to on-street parking. Also, resident parking requirements further ensured that there would be no reduction in on-street parking availability in the immediate area. The Board added a condition limiting the hours of operation from 9-5 on all days would decrease any effects on the parking availability in the neighborhood. The Board voted in favor 4-0, adding a condition to limit the hours, with Ms. Moroney making the motion and Mr. Favaloro seconding.*

**33 Earle St (ZBA #2009-06):** Applicant Gentle Giant Moving Company, Inc., Owner JEK Realty, LLC, & Agent Adam Dash, Esq., seeks a Special Permit under SZO §4.5.3 in order to expand a non-conforming use. IP/Ward 2.  
*The Board discussed a Planning Staff condition that would require an applicant to legally consolidate all adjoining properties included within a single application. Staff stated that in the past this has been done by Stop & Shop, and that in other areas where consolidation has not been required parcels have been sold off, creating compliance issues. The Board asked Staff to seek a legal opinion on requiring consolidation. The Board voted 4-0 to continue the case until 4/16, with Mr. Prior making the motion and Mr. Kirylo seconding.*



**80 Bay State Ave (ZBA #2009-07):** Applicant & Owner James Hanley seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by extending a shed dormer by 9 feet and adding a window to the front of the house. RA zone. Ward 6.

*The Applicant submitted revised plans required in condition #2 of the Staff report. The Board voted in favor 4-0, with Mr. Favaloro making the motion and Mr. Kirylo seconding, deleting Condition #2.*

**27 Jackson Rd (ZBA 2009-08):** Applicant John Keegan and Owner Maryann Mendonca seek a special permit under §4.4.1 in order to construct a first floor addition and provide a group home for persons with disabilities. The ADA compliant residence will house five individuals. RB zone. Ward 4.

*The Applicant requested a continuance at the meeting. The Board voted 4-0 to continue the case until 4/16, with Mr. Prior making the motion and Mr. Kirylo seconding.*

### **Review of Continued 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*

**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*



**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*

**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.

*OSPCD Director Monica Lamboy attended and explained that these amendments are in preparation for expected development in Assembly Square, Union Square and the Boynton Yards area, where the Planning Board would be the SPGA. She further explained that this would provide for clarity in the public review process and that the public would continue to be properly noticed and have opportunity to be heard. The goals listed on the memo were not final, but that they would come back through the Board in a public hearing. The Planning Board has been the first Board to review the amendments.*

*Discussion ensued regarding earlier misunderstanding about the amendment and how these changes would all work together with other process changes such as the Zoning Administrator. Ms. Lamboy explained that the quasi-judicial nature of the Zoning Administrator position created issues within the Planning Division that would not make the position work well. For example, the staff members acting as Zoning Administrator would be limited in how they could speak with other members of the Staff on their Zoning Administrator cases, and operationally it would be problematic for the City to have staff not speaking to their colleagues and consulting their supervisors.*

*The Board expressed concern over the public reaction to the changes and whether thorough vetting of applications would still take place with an additional layer of review removed from the process. There was discussion regarding the time constraints of the current process and the lack of time to review cases. It was noted that the Union Square process worked well because of the additional time the Board had to review the information. Ms. Lamboy explained that the City does not want to eliminate review, but that the Planning Staff now also supports the ZBA (a change from past practice), so there is a layer of review that exists now that was not originally intended. The City wants the public to be able to affect a decision and not feel like the outcome has been decided prior to their involvement. Under the current process, public input officially occurs after Staff and Planning Board review and they often feel like their input is occurring too late in the process. The City is still working on how to address community meetings and involving the public in the process earlier.*

*The Board voted 4-0 to continue discussions until 4/16.*

**Approval of Minutes:**

2/5/09 -as amended

3/19/09 -as written

*The Board voted in favor 4-0, with Mr. Prior making the motion and Mr. Favaloro seconding.*

*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>

