



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

STAFF PRESENT

Adam Duchesneau, *Planner*

MEMBERS PRESENT

Herbert F. Foster, Jr.
Orsola Susan Fontano
T.F. Scott Darling, III, Esq.
Richard Rossetti
Josh Safdie (Alt.)
Elaine Severino (Alt.)

MINUTES

Zoning Board of Appeals

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue

Wednesday, May 18, 2011

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

Administrative Matters

Election of Chair

Previously Opened Cases that are Requesting a Continuance

26 Hamilton Road (Case #ZBA 2011-15)	
Applicant:	Matthew Barnes
Property Owner:	Matthew Barnes
Agent:	N/A
Legal Notice:	Applicant and Owner, Matthew Barnes, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a dormer on an existing two-family residence. RA zone. Ward 7.
Date(s) of Hearing(s):	3/16, 4/6, 4/20, 5/4, 5/18
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on May 18, 2011 to continue the application to July 13, 2011.
Susan Fontano made a motion to continue the application to July 13, 2011. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.	



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



35R Lexington Avenue (Case #ZBA 2009-45)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner Christos Poutahidis is seeking a Special Permit with Site Plan Review (SZO §5.2) to have two principle structures (two single-family homes) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). The Applicant/Owner is seeking to alter the existing structure by demolishing a portion and renovating it into a single family home, and is seeking to build an additional single family home on the 14,875 square foot lot. RA zone. Ward 5.
Date(s) of Hearing(s):	11/3, 11/17, 12/1, 12/15/10, 1/5/11, 1/19. 2/2, 2/16, 3/2, 3/16, 4/6, 4/20, 5/4, 5/18
Planning Board Action:	No Planning Board Report at this time. Re-advertised for 4/20.
ZBA Action:	Voted on May 18, 2011 to continue the application to June 8, 2011.
Susan Fontano made a motion to continue the application to June 8, 2011. Scott Darling seconded the motion. Upon a vote the motion passed 5-0 with Josh Safdie voting.	

343-351 Summer Street (Case #ZBA 2011-22)	
Applicant:	Strategic Capital Group, LLC
Property Owner:	George Dilboy VFW Post 529 & The Dakota Partners, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Strategic Capital Group, LLC and Owners George Dilboy VFW Post #529 and The Dakota Partners, LLC, seek a Special Permit with Site Plan Review under SZO §7.11.1.c to establish a 31 unit residential use, a Special Permit under §7.11.5.B.6.a to establish an approximately 8,400 gross square foot private club, and a Special Permit under §9.13.b to modify parking dimensions and access. CBD and RA zones. Ward 6.
Date(s) of Hearing(s):	4/20, 5/4, 5/18
Staff Recommendation:	Recommends conditional approval. An updated staff recommendation will be provided on June 2, 2011.
ZBA Action:	Voted on May 18, 2011 to continue the application to June 8, 2011.
Susan Fontano made a motion to continue the application to June 8, 2011. Richard Rossetti seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino and Josh Safdie voting and Scott Darling abstaining.	



Previously Opened Cases to be Heard

50 Belmont Street (Case #ZBA 2011-26)	
Applicant:	Brad Stearns
Property Owner:	Michael Zucca
Agent:	N/A
Legal Notice:	Applicant Brad Stearns and Owner Michael Zucca, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a one story addition in the rear and an overhang on the north side of a single-family residence. RB zone. Ward 3.
Date(s) of Hearing(s):	5/4, 5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 18, 2011 to approve the application.
The Applicant explained the project. Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.	

New Cases to be Opened and Requesting Continuances

363 Highland Avenue (Case #ZBA 2011-36)	
Applicant:	J. Calnan & Associates, Inc.
Property Owner:	Spy Pond Associates, Inc.
Agent:	N/A
Legal Notice:	Applicant, J. Calnan & Associates, Inc., and Owner, Spy Pond Associates, Inc., seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to install windows on the northwest side of an existing single-story commercial building. CBD zone. Ward 6.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 18, 2011 to continue the application to June 8, 2011
Susan Fontano made a motion to continue the application to June 8, 2011. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Josh Safdie voting.	

New Cases to be Opened and Heard

14-15 Bleachery Court and 10 Garden Court (adjacent to 570 Somerville Avenue) (Case #ZBA 2011-37)	
Applicant:	City of Somerville
Property Owner:	City of Somerville



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



Agent:	N/A
Legal Notice:	The City of Somerville, as Applicant and Owner, seeks a Special Permit with Site Plan Review per SZO Section 7.11.6.1.b to establish a recreational use greater than 10,000 square feet and modify the existing site by constructing an enclosed structure over the existing street hockey rink at Conway Park. IA Zone. Ward 2.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 18, 2011 to approve the application for a special permit.
<p>Tom Cousineau of the McGuire Group stated that they want to add an outdoor ice-skating facility to the new indoor ice-skating to complement the DCR rink which will be connected by a 151 foot long canopy. Richard Johnson of Somerville Youth Hockey explained the importance of the skating rink to the community. Both Alderman O'Donovan and Heuston then explained both the economic advantage this would give the city and how much it would benefit the youth of the city. Chuck Allen of Somerville High School explained how it would benefit the high school's hockey team. An abutter expressed concern about the parking and the maintenance of the rink. George Scarpelli of Parks and Recreation explained the different teams that utilize the field and rink and stated that they are looking into a girls hockey program. Herbert Foster then went onto express concern about the possible overflow of parking to which Richard Johnson responded that there is overflow parking available at the Greek Church on Central Street for large events. Herbert Foster then stated that the parking issue can probably be addressed in the later stages and would probably need additional funding to which Alderman Heuston states that the funding issue is still in the finance committee. Two abutters expressed concern about noise and light pollution that emits from the park at night. Josh Safdie stated that he would have liked to see the landscape plans instead of conditioning it and that the rink accessible egress doors should be noted as egress doors. Elaine Severino stated that although she is happy for a skate and figure skating rink, she expressed concern about the plans not giving information on the structure and what it is going to look like. She stated that she thinks the city is losing a summer activity, street hockey. Tom Cousineau then stated that he understands the facility will only be closed for 2 months during the year, May and June. Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Upon a vote, the motion passed 4-1, with Josh Safdie voting.</p>	

1 Howe Street (Case #ZBA 2011-34)	
Applicant:	Joanna Koustomiris
Property Owner:	Joanna Koustomiris
Agent:	N/A
Legal Notice:	Applicant and Owner, Joanna Koustomiris, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a deck over an existing one story structure in the rear of an existing two-family residence. RB zone. Ward 4.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 18, 2011 to approve the application for a special permit.
<p>The Applicant explained the project to which Susan Fontano stated that she is pleased with the design. Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.</p>	



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



52 Irving Street (Case #ZBA 2011-35)	
Applicant:	Michael Kaplan & Kristin Robbins
Property Owner:	Michael Kaplan & Kristin Robbins
Agent:	N/A
Legal Notice:	Applicant/Owner Michael Kaplan and Kristin Robbins seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a dormer on an existing single-family residence. RA zone. Ward 6.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	--
<p>The Applicant explained the project and stated that there were no other options regarding the dormer design. An abutter expressed concern about light pollution. The abutter and Applicant came to a consensus after meeting during the hearing. Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Josh Safdie voting.</p>	

23 Porter Street (Case #ZBA 2011-05)	
Applicant:	Lalo Development, LLC
Property Owner:	Lalo Development, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Lalo Development, LLC seeks an appeal (pursuant to SZO §3.1.9) from a decision of the Superintendent of Inspectional Services to issue a certificate of occupancy for a three-family dwelling at 23 Porter Street. RB zone. Ward 3.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	Voted on May 18, 2011 to continue the application to June 8, 2011.
<p>Susan Fontano made a motion to continue the application to June 8, 2011. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.</p>	

23 Porter Street (Case #ZBA 2011-09)	
Applicant:	Lalo Development, LLC
Property Owner:	Lalo Development, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Lalo Development, LLC seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a 2½ story addition in the rear of an existing residence. RB zone. Ward 3.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 18, 2011 to continue the application to June 8, 2011.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



Susan Fontano made a motion to continue the application to June 8, 2011. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Josh Safdie voting.

27 Porter Street (Case #ZBA 2011-33)	
Applicant:	Frank Marinello
Property Owner:	Luigi & Rose Marie Marinello
Agent:	Jay W. Melick
Legal Notice:	Applicant Frank Marinello and Owner Luigi and Rose Marie Marinello seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct an approx 3,000 sf addition to an existing two-family residence. RB zone. Ward 3.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 18, 2011 to approve the application for a special permit.
The general contractor of the project explained the project. Four abutters spoke in favor of the project. Elaine Severino questioned if it would be a three-family residence, to which the general contractor stated that it would be a two-family residence with the addition. Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0 with Elaine Severino voting.	

Other Business

Election of Chairman

Richard Rossetti made a motion to elect Herbert Foster as Chairman. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously.

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

