



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

PLANNING DIVISION

Board Members Present:

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

Staff Members Present:

Lori Massa, Planner

MINUTES

Zoning Board of Appeals

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

Wednesday, May 5, 2010

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

Previously Opened Cases that are Requesting a Continuance

15 Weston Avenue (Case #ZBA 2009-52)	
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, 4/14, 5/5
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on May 5, 2010 to approve the Applicant's request for a continuance to May 19, 2010.
Susan Fontano made a motion to grant a continuance to May 19, 2010. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0.	



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Previously Opened Cases to be Heard

59-61 Bonair Street (Case #ZBA 2010-10)	
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, 4/14, 5/5
Planning Board Action:	Recommends conditional approval of the special permit. Unable to recommend conditional approval of the variance.
ZBA Action:	Voted on May 5, 2010 to remove the application without prejudice.
At the Applicant's request, Susan Fontano made a motion to withdraw the application without prejudice. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0.	

438 Somerville Avenue (Case #ZBA 2010-11)	
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, 4/14, 5/5
Planning Board Action:	N/A
ZBA Action:	Voted on May 5, 2010 to continue the application to May 19, 2010.
Susan Fontano made a motion to grant the Applicant's request to continue the application to May 19, 2010. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

119 College Avenue (Case #ZBA 2009-66)	
Applicant:	Clearwire
Property Owner:	Powder House Realty
Agent:	Chris Swiniarski
Legal Notice:	Applicant, Clearwire and Owner, Powder House Realty, seeks 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, 4/14, 5/5



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Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 5, 2010 to approve the application.
Orsola Susan Fontano made a motion to approve the application. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0.	

New Cases to be Opened and Heard

415B Medford Street (Case #ZBA 2010-12)	
Applicant:	Ana Nascimento
Property Owner:	Antonio Ferreira
Agent:	N/A
Legal Notice:	Applicant, Ana Nascimento, and Owner, Antonio Ferreira, seek a Special Permit under SZO §4.5.1 to change a non-conforming use and establish a frozen juice store under 7.11.9.3.a. RB zone. Ward 4.
Date(s) of Hearing(s):	5/5
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 5, 2010 to approve application for special permit.
Susan Fontano made a motion to approve the application for a special permit. Scott Darling seconded the motion. Upon a vote, the motion passed 5-0.	

Other Business

New Application Review



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