

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, July 21, 2004**

Executive Session – 5:45 p.m.

DECISIONS 6:00 P.M. followed by HEARINGS

Executive Session Assistant City Solicitor, David Shapiro has asked to appear before the Board to discuss pending litigation regarding 1-4 Hayden Terrace.

425 Broadway Applicant: AT & T Wireless, Owner: Summit Holdings, Inc., Chatham Management. The Applicant seeks a minor revision SZO (§5.3.8) to Special Permit #1996-52, to add two microwave dishes to an existing antenna facility. The antennas will be connected to existing equipment by conduit. An additional cabinet to be placed in the existing equipment shelter has also been requested. *Board voted to deny the request as a minor revision, HF motion to deny, SQ seconded, vote taken (5-0) RD, HF, SF, SQ, RR..*

60 Tufts St. Applicant & Owner: Pebble Investment Trust seeks minor revision SZO (§5.3.8) to Special Permit #1998-29, 1999-34, to change office space to a residential unit. *Open and continued to August 11, 2004.*

65 Temple St. Owner & Applicant: Somerville Community Corporation; Agent: Peter Graham. The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). RB zone. *Testimony taken, case continued until August 11, 2004. Written testimony will be accepted until August 5, 2004.*

164 School St. Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief from 4 required off-street parking spaces to change the use of the building from office space to a church. BA zone. *Continued to September 8, 2004.*

22 Glen St. Applicant: James V. Castellano; Owner: Rosalie Dufour; Agent: Charles F. Houghton. The Applicant seeks variances for minimum lot size (§8.5.A), minimum frontage (§8.5.J) and minimum side yard setback (§8.5.H) to demolish a garage and construct a two-family dwelling. RB zone. *The Applicant requested to Withdraw the Petition Without Prejudice. HF motion to allow the request, SF seconded, vote taken (5-0) RD, HF, SF, SQ, RR. Appeal approved.*

492 Medford St. Applicant & Owner Rocco Pulino seeks a variance from minimum lot size (SZO §8.5.A) to build a single-family dwelling. RC zone. *HF motion to approve, SQ seconded, vote taken (5-0) RD, HF, SF, SQ, RR. Appeal approved.*

57 Dartmouth St. Applicant & Owner Gabriel Fula seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to add a first floor addition to an existing three-family dwelling. RA zone. *HF motion to deny, RR seconded, vote taken (5-0) RD, HF, SF, SQ, RR. Appeal denied.*

27 Osgood St. Applicant: Terrence Morris; Owner: Tom Bent. The Applicant seeks a special permit with site plan review for exceeding the maximum number of dwelling units per lot (§7.3) to demolish an existing commercial building and construct two residential buildings with a total of sixteen units. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from maximum lot coverage (§8.5.C), a variance from front yard setback (§8.5.G), and a variance from rear yard setback (§8.5.I). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. RB zone. *No testimony recorded, case continued until August 11, 2004.*

62B Summer St. Applicant: Jennifer Banwait, Owner: Gurmail Banwait. The Applicant seeks a special permit to convert from one non-conforming use, a retail bookstore, to another, a mortgage office (SZO §4.5.1). RB zone. *HF motion to approve, SQ seconded, vote taken (5-0) RD, HF, SF, SQ, RR, Approved with Conditions.*

11A Cottage Ave. The Applicant & Owner: Lenny Granowetter, seeks a special permit to alter a non-conforming structure to construct a rear deck. RB zone. *HF motion to approve, SQ seconded, vote taken (5-0) RD, HF, SF, SQ, RR, Approved with Conditions.*

15 Weston Ave. Applicant: Omnipoint Holdings, Inc., Owner: Somerville Housing Authority. The Applicant seeks a special permit to install a wireless telecommunications facility (SZO §7.11.15.3). RB zone. *Case opened and continued until August 11, 2004.*

35-43 Beacon St. Applicant & Owner: Geneva Realty Trust, is appealing the decision of the Senior Building Inspector to deny building permits to construct a building with six residential units and a ground-floor retail space. RC zone. *The Applicant requested to Withdraw the Petition Without Prejudice. HF motion to allow the request, SF seconded, vote taken (5-0) RD, HF, SF, SQ, RR. Appeal approved.*

Other Business

The Somerville Bicycle Committee has requested to appear before the Board to present their mission statement, guidelines and master plan for the City. *Re-scheduled to August 11, 2004.*

ZBA 7/21/04