



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

PLANNING DIVISION

Herbert F. Foster, Jr., Chairman
Orsola Susan Fontano, Clerk

Richard Rossetti
T.F. Scott Darling, III, Esq.
Danielle Fillis
Elaine Severino (Alt.)
Josh Safdie (Alt.)

ZBA Meeting Minutes
December 2, 2009

The meeting was called to order at 6:00PM at the Visiting Nurses Association, 3rd Floor Community Room.

Members Present:

Orsola Susan Fontano, Clerk
Richard Rossetti
T.F. Scott Darling, III, Esq.
Josh Safdie (Alt.)

Staff Present:

Chris DiIorio

Members Absent:

Herbert Foster, Chairman
Danielle Fillis
Elaine Severino (Alt.)

Previously Opened Cases Requesting a Continuance

369-371 Beacon Street (Case #ZBA 2008-61)	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19, 9/2, 9/16, 10/7, 10/21, 11/4, 11/18, 12/2



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Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on December 2, 2009 to grant the Applicant's request for a continuance to December 16, 2009.
Richard Rossetti made a motion to continue the application to December 16, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 4-0.	

9-11 Harvard Place (Case #ZBA 2009-04)	
Applicant:	Elaine Thibault
Property Owner:	Elaine Thibault
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19, 9/2, 9/16, 10/7, 10/21, 11/4, 11/18, 12/2
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on December 2, 2009 to grant the Applicant's request for a continuance to December 16, 2009.
Richard Rossetti made a motion to continue the application to December 16, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 4-0.	

New Cases to be Opened and Requesting Continuances/Withdrawals

38 Gorham Street (Case #ZBA 2009-49)	
Applicant:	Daniel O'Rourke
Property Owner:	Daniel O'Rourke
Agent:	N/A
Legal Notice:	Applicant & Owner Daniel O'Rourke proposes to convert a two-family into a three-family dwelling and seeks a variance (SZO §5.5) for lot area per dwelling unit. The Applicant also seeks a special permit (§4.4.1 & 5.1) for the alteration of a non-conforming structure in order to construct a dormer and deck within the required side yard. RB zone. Ward 7.
Date(s) of Hearing(s):	12/2/09
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on December 2, 2009 to grant the Applicant's request for a continuance to December 16, 2009.
Richard Rossetti made a motion to continue the application to December 16, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 4-0.	

864 Broadway (Case #ZBA 2009-50)	
Applicant:	Jacqueline Manfra
Property Owner:	Charles P. Kostopoulos
Agent:	N/A



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Legal Notice:	Applicant, Jacqueline Manfra, & Owner, Charles P. Kostopoulos seek a Special Permit under SZO §4.5.1 to change the use from an approximately 500sf real estate office to a hair salon (§7.11.8.1). RB zone. Ward 6.
Date(s) of Hearing(s):	12/2/09
Planning Board Action:	The Applicant has submitted a written request prior to the Planning Board phase. However, the legal notice was advertised and mailings were sent out.
ZBA Action:	Voted on December 2, 2009 to grant the Applicant's request to withdraw the application without prejudice.
The Applicant appeared and requested to withdraw the application without prejudice. Richard Rossetti made a motion to approve the request to withdraw the application without prejudice. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 4-0.	

Other Business

Correspondence from Paulette Renault-Caragianes
 Somerville Health Department
 (Postponed until December 16, 2009)



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