



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

JANUARY 20, 2021 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS	ARRIVED
Susan Fontano	Chair	<i>Present</i>	
Danielle Evans	Clerk	<i>Present</i>	
Josh Safdie	Member	<i>Present</i>	
Anne Brockelman	Member	<i>Present</i>	
Elaine Severino	Member	<i>Present</i>	
Katherine Garavaglia	Member	<i>Present</i>	

City staff present: Charlotte Leis (Planning & Zoning), Sarah White (Planning & Zoning), David Shapiro (Law Department)

The meeting was called to order at 6:01pm and adjourned at 6:25pm.

OTHER BUSINESS: Election of Chair and Clerk

Chair Fontano asked for nominations for the Chair. Danielle Evans nominated Susan Fontano, seconded by Elaine Severino. No other nominations were made. The Board voted unanimously to elect Susan Fontano as Chair.

Chair Fontano asked for nominations for the Clerk. Anne Brockelman nominated Danielle Evans as Clerk, seconded by Elaine Severino. No other nominations were made. The Board voted unanimously to elect Danielle Evans as Clerk.

PUBLIC HEARING: 15 McGrath Highway

(continued from January 6, 2021)

Michael Gerhardt (applicant) requested a continuance to February 3, 2021.

Following a motion by Clerk Evans, seconded by Ms. Severino, the Board voted unanimously (5-0) to continue the hearing to February 3, 2021.

RESULT:

CONTINUED TO 2/3/2021

PUBLIC HEARING: 9-11 Aldersey St

(continued from January 6, 2021)

Ed Lonergan (attorney for the applicant) was present. Ms. White gave an overview of updates since the previous meeting. The plans were updated to reflect Board's comments at the previous meeting. The updated memo provided additional background on the case that the Board had expressed interest in.

Chair Fontano asked if the Board was satisfied by the updates. Ms. Brockelman said her concerns had been addressed. Mr. Safdie asked whether the HPC had been consulted or notified of these changes. Ms. White said the HPC has delegated some authority for minor changes to Preservation Staff, but if the HPC has any serious issues with what the ZBA approves it would come back to the ZBA. The HPC has not had any meetings since the ZBA last met that they could discuss this topic at.

Mr. Shapiro suggested that the Board consider approving the project conditional upon requiring that the HPC review the plans and confirm that they are satisfied with the changes made. Mr. Shapiro said the Board has been ordered to issue the approval, so recommended that the written decision note that the Boards decision is pursuant to the order of the Court.

Ms. White said the Board does not need to make any findings, as the judge made the findings on their behalf.

Chair Fontano stated for the record that Katherine Garavaglia was an alternate on the Board but was not participating in this discussion since she was not at the previous hearing.

Following a motion by Clerk Evans, seconded by Ms. Severino, the Board voted unanimously (5-0) to approve the special permit with site plan review pursuant to the order from MA Land Court and the findings made by Judge Long, incorporating the 22 conditions included in the Staff Memo dated 1/20/2021 and the additional condition requiring that that the changes to the left elevation are subject to the HPC's review and approval.

RESULT:

CONTINUED TO 1/20/2021

GENERAL BUSINESS: Meeting Minutes Approval

The Board approved the minutes from December 16, 2020 and January 6, 2021.

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning & Zoning Division at planning@somervillema.gov.