



City of Somerville
ZONING BOARD OF APPEALS
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

FEBRUARY 15, 2023 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS	ARRIVED
Susan Fontano	Chair	<i>Present</i>	
Anne Brockelman	Vice-Chair	<i>Present</i>	
Katherine Garavaglia	Clerk	<i>Present</i>	
Ann Fullerton	Member	<i>Present</i>	
Zachary Zaremba	Member	<i>Present</i>	
Brian Cook	Alt. Member	<i>Present</i>	
Sisia Daglian	Alt. Member	<i>Present</i>	

City staff present: Charlotte Leis (Planning, Preservation, & Zoning) and Andrew Graminski (Planning, Preservation, & Zoning)

The meeting was called to order at 6:02pm and adjourned at 6:27pm.

PUBLIC HEARING: 42-44 Hamilton Road (P&Z 22-111)

(continued from 4 January 2023)

Chair Fontano noted that the Board received several emails of written testimony regarding this case.

Chair Fontano opened public testimony. No one indicated they wished to speak. Chair Fontano closed public testimony.

The Board asked Staff to provide any updates since the previous meeting; Staff spoke about the larger policy project being conducted related to group living and off-campus student housing, as well as a proposed condition that was recommended in the Supplemental Staff Memo that stated that the Special Permit be attached to the applicant rather than to the property. The Board asked if the Mobility Division had any updates to provide besides the long-term secure bike parking; Staff noted that there are no updates from Mobility but mentioned that the applicant had some correspondence and shared some concerns regarding the Staff recommended condition regarding the bike parking.

The applicant spoke about how biking is difficult in their neighborhood and their reservations regarding the condition related to bike parking; they noted that there is a lot of room in the garage and basement for secure bike parking. Staff provided some information on bike parking and stated that the condition is flexible in regards to what the ultimate solution is. The Board, Staff, and applicant team discussed the lack of space for a full bike rack, how the applicant just needs to provide secure bike parking not a full bike rack, and how the bike parking will be provided in either the garage or basement. The Board asked Staff to revise the bike parking condition language.

The Board and Staff discussed the legal precedent for attaching a Special Permit to a property owner rather than the property itself. Staff stated that this has occurred in the past with land use decisions, and the Solicitor's Office has been looking into this, but has not provided an update yet. The Board asked for an update on the matter when available.

Following a motion by Clerk Brockelman, seconded by Member Fullerton, the Board voted unanimously (5-0) to approve the Special Permit for group living use with the new condition that the Special Permit be attached to the

applicant and not the property, and that the condition related to long-term secure bicycle parking be revised to include that bike parking will be located in the garage or basement with the location approved by the Mobility Division.

RESULT:	APPROVED WITH CONDITIONS
----------------	---------------------------------

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. A recording of these proceedings can be accessed at any time by using the registration link at the top of the meeting agenda.