



City of Somerville  
**ZONING BOARD OF APPEALS**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**MARCH 1, 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), Andrew Graminski (Planning, Preservation, & Zoning), Emily Hutchings (Planning, Preservation, & Zoning)

The meeting was called to order at 6:01pm and adjourned at 6:26pm.

**GENERAL BUSINESS: Meeting Minutes**

Following a motion by Clerk Garavaglia, seconded by Member Cook, the Board voted unanimously (5-0) to approve the 14 December 2022 meeting minutes, with the edits discussed.

**PUBLIC HEARING: 595 Broadway (P&Z 23-014)**

The applicant team explained their request to seek a second extension of validity of their special permits, as well as provided some background information on the project and the permitting process they went through with the City of Somerville and the City of Medford, as the property is in both municipalities.

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

The Board, applicant team, and Staff discussed if the project was properly noticed, how the location of the lot being in two municipalities caused a hardship which required the applicant team to pursue parallel approvals which caused the request for an extension, the timeline for construction, and how all construction plans have been previously submitted. The Board expressed concerns regarding multiple owners and the potential for additional extensions in the future. The applicant team confirmed that once they receive this extension and they receive the building permits, the project will proceed with construction as soon as possible.

The Board commented on the condition of the property; stating that moving forward they expect the property to be maintained, including trash removal and landscaping upkeep. The applicant team responded that a crew was sent to the site to clean up in the last couple of weeks and a crew will be maintaining the property on a monthly basis.

Following a motion by Clerk Garavaglia, seconded by Member Brockelman, the Board voted unanimously (5-0) to approve the applicant's request to extend the validity of two (2) special permits for one (1) more year.

<b>RESULT:</b>	<b>APPROVED</b>
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*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.*