



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

4 DECEMBER 2024 MEETING MINUTES

This meeting was conducted via remote participation on Zoom.

NAME	TITLE	STATUS	ARRIVED
Susan Fontano	Chair	<i>Present</i>	
Anne Brockelman	Vice-Chair	<i>Absent</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: Andrew Graminski (Planning, Preservation, & Zoning); Sarah White (Planning, Preservation, & Zoning)

The meeting was called to order at 6:01pm and adjourned at 6:22pm.

Members Cook and Daglian sat as voting members.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Acting Clerk Cook, seconded by Member Fullerton, the Board voted unanimously (5-0) to approve the 6 November 2024 meeting minutes, as presented.

PUBLIC HEARING: 76-78 Powder House Boulevard (ZP24-000029)

(continued from 21 November 2024)

Following a motion by Acting Clerk Cook, seconded by Member Daglian, the Board voted unanimously (5-0), in the matter of 76-78 Powder House Boulevard (ZP24-000029, to continue the hearing to 15 January 2025, at the request of the applicant.

RESULT:

CONTINUED

PUBLIC HEARING: 483 Broadway (ZP24-000106)

The applicant team explained that approval was previously given to extend this Hardship Variance for another six months, which expired in November. After this approval, the Site Plan Approval process should move forward.

Chair Fontano opened the public testimony. Seeing none, Chair Fontano closed public testimony.

Following a motion by Acting Chair Cook, seconded by Member Fullerton, the Board voted unanimously (5-0), in the matter of 483 Broadway (ZP24-000106), to approve the Hardship Variance for zoning relief from the minimum number of stories requirement in the MR4 District, based on the statutory criteria findings as follows:

- 1) That the lot is bisected by the boundary between Somerville and Medford and, as Medford restricts the minimum number of stories of a building, in conflict with Somerville, therefore, in order to maintain contiguous construction of the building, which is entirely in Medford, a Hardship Variance is required.
- 2) The lot in the Somerville section of the property is not buildable without a Hardship Variance for the requirements to be met on the Medford side.
- 3) The Hardship Variance is in keeping with the intent and purpose of the MR4 District, especially with respect to enhanced appropriate areas for smaller scale, multi-use, and mixed-use buildings, and neighborhood serving uses.

RESULT:

APPROVED

PUBLIC HEARING: 483 Broadway (ZP24-000107)

This item was discussed concurrently with the previous agenda item.

Following a motion by Acting Chair Cook, seconded by Member Daglian, the Board voted (5-0), in the matter of 483 Broadway (ZP24-000107), to approve a Hardship Variance for zoning relief from the story height requirement in the MR4 District, based on the statutory criteria findings as follows:

- 1) As the building is in entirely in Medford, and Medford restricts the story height, a Hardship Variance is required in order to allow for building continuity on the entire site.
- 2) Without the Hardship Variance, the section of the property in Somerville is not buildable, and therefore a Hardship Variance is required.
- 3) The Hardship Variance is in keeping with the intent and purposes of the MR4 District.

RESULT:

APPROVED

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