



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

3 APRIL 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>Present</i>	
Katherine Garavaglia	Clerk	<i>Absent</i>	
Ann Fullerton	Member	<i>Present</i>	
Zachary Zaremba	Member	<i>Absent</i>	
Brian Cook	Alt. Member	<i>Present</i>	
Sisia Daglian	Alt. Member	<i>Present</i>	

City staff present: Emily Hutchings (Planning, Preservation, & Zoning); Stephen Cary (Planning, Preservation, & Zoning); Andrew Graminski (Planning, Preservation, & Zoning)

The meeting was called to order at 6:01pm and adjourned at 6:21pm.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Acting Clerk Brockelman, seconded by Member Fullerton, the Board voted unanimously (5-0) to approve the 20 March 2024 meeting minutes, as presented.

PUBLIC HEARING: 2-3 Union Square (ZP24-000009)

Following a motion by Acting Clerk Brockelman, seconded by Member Fullerton, the Board voted unanimously (5-0), to approve the applicant's request for a continuance to 17 April 2024.

RESULT:

CONTINUED

PUBLIC HEARING: 1 McGrath Hwy (ZP24-000011)

The applicant team explained that a six-month extension to the variance for relief from the minimum façade buildout requirements for the hotel is being sought.

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

Following a motion by Acting Clerk Brockelman, seconded by Member Fullerton, the Board voted unanimously (5-0) to grant the requested extension of the duration of the validity of the Hardship Variance by six months.

RESULT:

APPROVED

PUBLIC HEARING: 10 Perry Street (ZP24-000010)

The applicant team explained that the proposal is for a modest addition to a preexisting, nonconforming house. The proposal would provide a 5'x5' bathroom and entry to the basement, which will then be excavated to add a bedroom.

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

Following a motion by Acting Clerk Brockelman, seconded by Member Daglian, the Board voted unanimously, (5-0) to make a Special Permit finding allowing the proposed project to extend the existing nonconformity for the required rear setback.

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.