



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

**17 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>Present</i>	
Ann Fullerton	Member	<i>Absent</i>	
Zachary Zarembo	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 6:02pm and adjourned at 6:18pm.

**GENERAL BUSINESS: Meeting Minutes**

It was noted that the 20 March 2024 meeting minutes were approved at the last meeting.

**PUBLIC HEARING: 2-3 Union Square (ZP24-000009)**  
*(continued from 3 April 2024)*

*Member Cook sat as a voting member for this item.*

Following a motion Clerk Garavaglia, seconded by Member Brockelman, the Board voted unanimously (5-0), to continue 2-3 Union Square to 15 May 2024.

**RESULT:**

**CONTINUED**

**PUBLIC HEARING: 483 Broadway (ZP23-000053) & 483 Broadway (ZP23-000054)**

*Member Daglian sat as a voting member for this item.*

The Board opened both hearings for 483 Broadway (ZP23-000053 & ZP23-000054) simultaneously.

The applicant team explained that other variances will be sought for this project, leading to an extension needed for this item. The building has not changed in design, but additional details have been added to the plan.

Chair Fontano opened public testimony.

Lidia Rego Soares (10 Strathmore Road, Medford, MA) - asked about the additional variances being sought.

The applicant team explained that the original variance received was for building height requirements and number of stories. Extensions are being sought for these items. The building will remain a two-story building. There will be a Neighborhood Meeting held tomorrow night on this project.

Chair Fontano closed public testimony.

Following a motion by Clerk Garavaglia, seconded by Member Brockelman, the Board voted unanimously (5-0), in the matter of 483 Broadway (ZP23-000053) to approve the extension request for the previously issued Hardship Variance for the number of stories for six months, with all previous conditions and criteria set to apply.

**RESULT:**

**APPROVED**

Following a motion by Clerk Garavaglia, seconded by Member Brockelman, the Board voted unanimously (5-0), in the matter of 483 Broadway (ZP23-000054) to approve the extension request for the previously issued Hardship Variance for story height for six months, with all previous conditions and criteria set to apply.

**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](mailto:zoningboard@somervillema.gov)*