



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

~~2026 MAR 18 A 8:32~~

PROPERTY ADDRESS: 17 Hudson Street
CASE NUMBER: ZP26-000009
OWNER: Hudson Somerville, LLC
OWNER ADDRESS: 60 Union Ave, Suite 1, Sudbury, MA 01776
APPLICANT: Denise Provost
APPLICANT ADDRESS: 20 Albion Street, Somerville, MA 02143
DECISION: Denied (Administrative Appeal)
DATE OF VOTE: March 4, 2026
DECISION ISSUED: March 17, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Administrative Appeal application submitted for 17 Hudson Street.

LEGAL NOTICE

Denise Provost seeks an Administrative Appeal of the Building Official's issuance of Building Permits B25-000072 and B25-000077.

RECORD OF PROCEEDINGS

On March 4, 2026, the Zoning Board of Appeals held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members Chair Susan Fontano, Vice-Chair Anne Brockelman, Acting Clerk Brian Cook, Olivia Mobayed, and Alternate Sisia Daglian. The Applicant's Attorney, William White, gave a brief presentation. Denise Provost, the Applicant, gave her testimony detailing the impacts of the development on her property. The Chair opened the public comment portion of the hearing. Members of the public spoke in relation to this application. Comments were raised in regard to the lot split, the development authorized by the building permits, and the appropriateness of the development in the neighborhood. The Chair closed the public comment portion of the hearing.

The Board then discussed the appeal. Members of the Board had questions for City Staff about construction regulations, by-right development, and the compliance of the development in question.

After reviewing the facts of the approved construction plans and hearing expert testimony from Planning, Preservation, and Zoning Division and Inspectional Services Department staff, the Board found that the permitted structures and lot split meet the requirements of the Somerville Ordinance and are zoning compliant.

After deliberation and discussion, the Board made a motion to approve the Administrative Appeal. The motion failed, and the appeal was denied.

FINDINGS

The Board upholds the decision of the Building Official and finds no error in the issuance of Building Permits B25-000072 and B25-000077.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Zac Zaremba moved to approve the Administrative Appeal of the Building Official's issuance of Building Permits B25-000072, B25-000077. Anne Brockelman seconded. The Board voted **0-5** on the motion. The motion failed and the Administrative Appeal was subsequently denied.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
Anne Brockelman, *Vice-Chair*
Ann Fullerton
Olivia Mobayed
Zachary Zaremba
Brian Cook, *Alternate*
Sisia Daglian, *Alternate*

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

FOR SITE PLAN APPROVAL(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

FOR ADMINISTRATIVE APPEAL(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____