



CITY OF SOMERVILLE, MASSACHUSETTS  
 ZONING BOARD OF APPEALS  
 Joseph A. Curtatone, Mayor

*HERBERT FOSTER, CHAIRMAN*  
*ORSOLA SUSAN FONTANO, CLERK*  
*RICHARD ROSSETTI*

*T.F. SCOTT DARLING, III, ESQ.*  
*ELAINE SEVERINO, (ALT.)*  
*JOSH SAFDIE (ALT.)*

**Meeting Minutes**  
**April 1, 2009**

The meeting was called to order at 6:00PM in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

**Members Present:**

Herbert Foster, Chairman  
 Orsola Susan Fontano, Clerk  
 Richard Rossetti  
 T.F. Scott Darling, III, Esq.  
 Danielle Fillis

**Staff Present:**

Lori Massa

**Members Absent:**

Elaine Severino (Alt.)  
 Josh Safdie (Alt.)

<b>369-371 Beacon Street (Case #ZBA 2008-61)</b>	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 15, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

<b>56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)</b>	
Applicant:	Royal Hospitality Services, Inc. (Royal White)
Property Owner:	Columbia Street Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 15, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

<b>600 Windsor Place (Case #ZBA 2008-66)</b>	
Applicant:	Green Cab, Inc.
Property Owner:	The Windsor Company, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 15, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

<b>163 Hudson Street (Case #ZBA 2008-53)</b>	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7, 1/21, 2/4, 2/18, 3/4, 3/18, 4/1,
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 15, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

<b>22 Benedict Street (Case #ZBA 2008-71)</b>	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 15, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

<b>377 Summer Street (Case #ZBA 2009-01)</b>	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Christos Poutahidis seeks a Special Permit (SZO §7.11.1.c) to establish 6 dwelling units. The dwellings would be part of a mixed-use building with office and retail. The Applicant also seeks a Variance to provide 4 fewer parking spaces than are required (SZO §5.5). CBD zone. Ward 6.
Date(s) of Hearing(s):	3/4, 3/18, 4/1,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 15, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

<b>100 Fellsway West (ZBA #2009-03)</b>	
Applicant:	Electro Sales, Inc.
Property Owner:	Craig Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.
Date(s) of Hearing(s):	3/18, 4/1,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Susan Fontano made a motion to grant the Applicant's request for a continuance to April 15, 2009. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

**Previously Opened Cases to be Heard this Evening**

<b>7-9 Bowers Avenue (Case #ZBA 2008-68)</b>	
Applicant:	Christina Yanhui Li
Property Owner:	Christina Yanhui Li
Agent:	N/A
Legal Notice:	Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6
Date(s) of Hearing(s):	1/7, 1/21, 2/4, 2/18, 3/4, 3/18, 4/1/09
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on April 1, 2009 to approve the Applicant's request for a special permit.
The Applicant appeared and stated her proposal. The Board discussed the conditions and revised garden level plan. Susan Fontano made a motion to grant the Applicant's request for a special permit with added conditions #4 (The property is subject to regulations governing inn holders in the State Sanitary Code and in Somerville Licensing Commission's Rules and Regulations.) and #5 (Appropriate use of the basement shall be reviewed by ISD prior to issuance of a CO.). Richard Rossetti seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

**Other Business**

**Approval of Minutes:** 2/4/09, 2/18/09 & 3/4/09

The hearing concluded at 6:30pm.