



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ELAINE SEVERINO
JOSH SAFDIE
ANNE BROCKELMAN, *ALT.*
POOJA PHALTANKAR, *ALT.*

ZONING BOARD OF APPEALS MINUTES

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA
Wednesday, October 18, 2017
6:00 P.M.

Pooja Phaltankar (Alt.) was voting in place of Richard Rossetti.

24-28 Mount Pleasant Street: (Case #ZBA 2017-11)	
Applicant:	Warren A. Chaille, Trustee of the Chaille Trust
Property Owner:	Warren A. Chaille, Trustee of the Chaille Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Warren A. Chaille, Trustee of the Chaille Trust, seeks a Special Permit under Section 7.3 of the Somerville Zoning Ordinance (SZO) to relocate, renovate, and construct an addition to the existing two-family dwelling to create a six-unit dwelling building. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/7, 6/21, 7/12, 8/2, 8/16, 9/6, 10/4, 10/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 4, 2017 to continue the application to October 18, 2017.
Applicant submitted a written request to continue the application to November 8, 2017. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	



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38 Oliver Street: (Case #ZBA 2017-41)	
Applicant:	Mark J. Ahern & Polly Chin-Ahern
Property Owner:	Mark J. Ahern & Polly Chin-Ahern
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Mark J. Ahern & Polly Chin-Ahern seek Special Permits under §4.4.1 of the SZO to renovate a non-conforming 4-unit residential structure. RB zone. Ward 1.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 10/4, 10/18
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on October 4, 2017 to continue the application to October 18, 2017.
Applicant submitted a written request to continue the application to November 8, 2017. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	

1 Williams Court: (Case #ZBA 2017-82)	
Applicant:	Frank Marinello
Property Owner:	Frank Marinello
Agent:	N/A
Legal Notice:	Applicant and Owner, Frank Marinello, seeks Special Permits under §4.4.1 of the SZO for the upward extension of the non-conforming rear yard setback and parking relief under §9.13 of the SZO.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Applicant submitted a written request to continue the application to November 8, 2017. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	

45 Kent Street: (Case #ZBA 2017-90)	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three, Special Permits under §4.4.1 of the SZO to increase the FAR and GFA by more than 25%, create an upward extension of the non-conforming rear and left yard setbacks by increasing the height of the building by approximately 10 feet. RC zone. Ward 3.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Applicant submitted a written request to continue the application to November 8, 2017. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	



8 Whipple Street: (Case #ZBA 2017-96)	
Applicant:	Lacourt Enterprises, LLC
Property Owner:	Mouhab Rizkallah
Agent:	N/A
Legal Notice:	Applicant, Lacourt Enterprises, LLC, and Owner, Mouhab Rizkallah, seek Special Permits under §4.4.1 of the SZO to increase the GFA and FAR by more than 25%, and for upward extensions of the non-conforming front, left, and right yard setbacks, and Special Permit under Article 9 of the SZO for parking relief. RC zone. Ward 6.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Applicant submitted a written request to continue the application to November 8, 2017. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	

118-124 College Avenue: (Case #ZBA 2017-88)	
Applicant:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Property Owner:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Agent:	N/A
Legal Notice:	Owner, Lacourt Realty, LLC, c/o Mouhab Rizkallah, seeks a Special Permit under §7.3 of the SZO to increase the number of units from four to seven (including one affordable unit) and parking relief under Article 9 of the SZO.
Date(s) of Hearing(s):	9/6, 9/27, 10/4, 10/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Applicant submitted a written request to continue the application to November 8, 2017. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	

51 McGrath Highway: (Case #ZBA 2017-46)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under Section 7.11.12.4.c and Section 5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,880 gross square feet. The Applicant and Owner also seek a Variance under Article 12 of the SZO for signage. IA Zone. Ward 2.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 9/27, 10/4, 10/18
Staff Recommendation:	Recommends denial
ZBA Action:	Voted on October 4, 2017 to continue the application to October 18, 2017.



Applicant submitted a written request to continue the application to November 8, 2017. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.

82 Willow Avenue: (Case #ZBA 2017-30)

Applicant:	Umesh and Dipti Mistri
Property Owner:	Umesh and Dipti Mistri
Agent:	N/A
Legal Notice:	Applicants / Owners, Umesh and Dipti Mistri, seek a Special Permit under §4.4.1 to make various alterations that include a complete renovation of the interior and exterior of the nonconforming three-family structure, a Special Permit under §9.13 for parking relief, and a Variance under §5.5 and Article 8 for creating a new nonconformity by constructing a rear addition and decks into the required rear yard setback. NB zone. Ward 6.
Date(s) of Hearing(s):	9/6, 9/27, 10/4, 10/18
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on October 4, 2017 to continue the application to October 18, 2017.
David Barsky provided an overview of the proposal. Brockelman asked about dimensional requirements. Mello provided the setback requirement for the NB district. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	

22 Billingham Street: (Case #ZBA 2017-79)

Applicant:	Jonathan Wolfe and Margaret Rosenberg
Property Owner:	Jonathan Wolfe and Margaret Rosenberg
Agent:	N/A
Legal Notice:	Applicants / Owners, Jonathan Wolfe and Margaret Rosenberg, seek a Special Permit under §4.4.1 of the Somerville Zoning Ordinance (SZO) to alter a nonconforming structure to construct a dormer within the required right side yard setback. RA zone. Ward 6.
Date(s) of Hearing(s):	9/6, 9/27, 10/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 27, 2017 to continue the application to October 18, 2017.
Bruce Miller (architect) gave overview of the project – add dormer in right non-conforming setback; need relief for zoning over 25% of FAR. Board had no comments or discussion. Danielle Evans made a motion to conditionally approve the permit. Elaine Severino seconded the motion. Motion to conditionally approve passed 5-0 with Richard Rossetti absent.	

130 Walnut Street: (Case #ZBA 2017-70)

Applicant:	David Einis
Property Owner:	Garrett Realty, LLC
Agent:	N/A
Legal Notice:	Applicant, David Einis, and Owner, Garrett Realty, LLC, seek Special Permits under §4.4.1 and §8.5 of the SZO for: the upward extension of the non-conforming right side yard setback by raising the rear portion of the existing structure to a height of 30' 10 ¼ inches; constructing dormers within the right side yard setback; increasing the FAR by more than 25% by adding a large addition to the rear of the structure; Special Permits under §7.11 to increase the number of units from two to three; Special Permits under §9.13 for parking relief. RB zone. Ward 4.
Date(s) of Hearing(s):	9/27, 10/4, 10/18



Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 4, 2017 to continue the application to October 18, 2017.
134 Walnut is against project, see submitted letter. 132 Walnut is against project, too big. 6-8 Radcliff is against project. 4 Radcliff is against project, too big and loss of open space. 126 Walnut is against rear addition. 136 Walnut is against project. Fontano concerns about only 1 peeting late in process, can it be made smaller? (Reply – no). Brockelman said it looks like 4 story on drawing – no retaining wall on plans; addition needs to be for complaint with side setbacks; already large house getting larger – strange decision choices. Safdie suggests vote at 9:40pm – drawings need grade line. Testimony is still open. Danielle Evans made a motion to continue the case to November 29, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 29, 2017 passed 5-0 with Richard Rossetti absent.	

161 Linwood Street: (Case #ZBA 2015-49-R1-0717)	
Applicant:	Herb Chambers I-93, Inc.
Property Owner:	Tauro Realty Trust, David Tauro, Trustee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Herb Chambers I-93, Inc. and Owner, Tauro Realty Trust with David Tauro, Trustee, seek a revision to a Special Permit with Site Plan Review under §5.2 and §5.3 of the SZO to alter a site plan including parking space dimensions and dumpster location. A Variance under §5.5 and §10.7 is sought for a fence exceeding 6 feet in height. IA Zone. Ward 2.
Date(s) of Hearing(s):	9/6, 9/27, 10/4, 10/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 4, 2017 to continue the application to October 18, 2017.
Rich DiGirolamo provided an overview of the previous case and the proposed changes. White worked a lot with the applicant. Evans asked retroactive approval? (Reply – yes, conditions will carry over). Brockelman asked location of dumpster? Size of parking spaces? Safdie asked size of parking spaces? DCI engineer clarified the spaces. Danielle Evans made a motion to conditionally approve the project. Elaine Severino seconded the motion. Motion to conditional approve the project passed 5-0 with Richard Rossetti absent.	

18 Brook Street: (Case #ZBA 2017-43)	
Applicant:	Waemen Lung and Waelim Lung
Property Owner:	Waemen Lung and Waelim Lung
Agent:	N/A
Legal Notice:	Applicants and Owners, Waemen Lung and Waelim Lung, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure within the required front, left, and right side yard setbacks and to increase the nonconforming floor area ratio (FAR) by converting the roof type from a gable style to a flat roof and making interior renovations. RB Zone. Ward 1.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--



Fontano asked removing 3rd floor addition and making flat? Safdie asked design been through revisions with staff? From zoning standpoint. Now is this not a 4 story structure? Safdie has concerns – not opposed to flat roof, but has a high foundation; more negative impact, much work inside and not much outside. Fontano asked who owns these? Mother – continue? Not willing to approve. Serevino said looks like a walled fortress – parking in a crosswalk? Serevino asked where does short door go to? (Reply – storage). Brockelman asked replace all siding? (Reply – no?) . Building is eclectic, large box on a small box. Fontano said continue and bring architect next time. Mello does not support white vinyl fence. Severino needs site plans with fence, landscaping. Looks better with flat roof. Fontano asked did applicant see conditions list? (Reply – no). Brockelman said needs redesign – 2 story shoebox on a brick base – draw better. Testimony was not closed. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.

74 Cedar Street: (Case #ZBA 2017-99)

Applicant:	Derrick Snare
Property Owner:	Gregory S. Carleton
Agent:	N/A
Legal Notice:	Applicant, Derrick Snare, and Owner, Gregory S. Carleton, seek a Special Permit under SZO §4.4.1 to extend a nonconforming structure within the required rear yard setback by enclosing a rear porch. RB Zone. Ward 5.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Derrick Snare appeared and provided an overview of the proposal. Gregory Carleton appeared and said previously converted from two-family to single-family. No public testimony was provided. Danielle Evans made a motion to conditionally approve the project. Elaine Severino seconded the motion. Motion to conditionally approve the project passed 5-0 with Richard Rossetti absent.	

11 George Street: (Case #ZBA 2017-85)

Applicant:	Elio LoRusso
Property Owner:	Elio LoRusso
Agent:	N/A
Legal Notice:	Applicant and Owner, Elio LoRusso, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure within the required front and left side yard setbacks by converting the roof type from a hip style to a gable roof with shed dormers on either side of the ridge. RB Zone. Ward 1.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Recommendation forthcoming
ZBA Action:	--
Ben Rogan at 44 Broadway supports project. Safdie thinks project is better than original and supports. Evans agrees with Safdie. Danielle Evans made a motion to conditionally approve the project. Elaine Severino seconded the motion. Motion to conditionally approve the project passed 5-0 with Richard Rossetti absent.	

88 Line Street, 90 Line Street, and 18 Cooney Street: (Case #ZBA 2017-73)

Applicant:	Sanjeev M. Kale
Property Owner:	Sanjeev M. Kale
Agent:	Adam Dash, Esq.



Legal Notice:	Applicant and Owner, Sanjeev M. Kale, seeks a Special Permit under SZO §4.4.1 to increase the gross floor area (GFA) of the existing dwelling by more than 25% and a Special Permit under SZO §9.13 for parking relief to construct an addition that will create two additional dwelling units on the site. RB Zone. Ward 2.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Attorney Adam Dash described the project and the existing neighborhood. A Coney St neighbor is in favor. 17 Mason (abutter at 92 Line St) opposes – too dense, no T. Safdie supports enthusiastically, project is less than zoning allows. Fontano likes keeping old house. Brockelman asked renovate existing? Ext. and fire suppression. Serevino said new landscaping. Revision to condition #24: 7:30-5 Monday to Friday work only; no work Saturday and Sunday. Testimony was closed. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	

9 Wilton Street: (Case #ZBA 2017-97)	
Applicant:	Tessa and Rami Bridge
Property Owner:	Tessa and Rami Bridge
Agent:	N/A
Legal Notice:	Applicants and Owners, Tessa and Rami Bridge, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure within the required front, left, and right side yard setbacks by constructing side entry steps, a dormer, extending the deck and constructing new deck stairs, and opening the enclosed front porch. RB Zone. Ward 5.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Brockelman said dormer seems more like 2 nd story. (Reply – true). Danielle Evans made a motion to conditionally approve the project. Elaine Severino seconded the motion. Motion to conditionally approve the project passed 5-0 with Richard Rossetti absent.	

35 (0) Dane Street: (Case #ZBA 2017-97)	
Applicant:	Zero Dane, LLC
Property Owner:	Zero Dane, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	(Note: This project was originally permitted by the ZBA as “0 Dane Street” and has since been assigned the street number of 35 Dane Street, Units 1 - 4). Applicant and Owner, Zero Dane, LLC, Variances under §5.5 of the SZO to construct a 4-unit residential structure on an undersized lot and a revision to Special Permits under §5.3.8 to reduce the number of units from the previously-permitted 5 units to four units, increase the proposed height from 37.4 feet to 38.4 feet, reduce the net floor area, increase the amount of right and left side yard setbacks provided, increase the landscaped and pervious areas and reduce the amount of ground coverage; under Article 9 of the SZO for a shared driveway and a reduction of parking by reducing the amount of standard-sized parking provided and replacing it with compact spaces. RC zone. Ward 2.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--



Danielle Evans made a motion to conditionally approve the permit. Elaine Severino seconded the motion. Motion to conditionally approve the permit passed 5-0 with Richard Rossetti absent.

49 Cedar Street: (Case #ZBA 2017-92)

Applicant:	Alan Peterson of A. Peterson Development, LLC
Property Owner:	Alan Peterson of A. Peterson Development, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Alan Peterson of A. Peterson Development, LLC, seeks Special Permits to increase the FAR and GFA by more than 25% each, construct an addition along the left side yard setback that horizontally and vertically extends this dimensional non-conformity, and under Article 9 for parking relief. RB zone. Ward 5.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>Alan Peterson appeared and provided an overview of the proposed project; has been working with Sarah White. Architect Dunya Voynich appeared. Anthony Bottari and Carol Bottari claim adverse possession of strip left of house; will take away her shrubs; hers after 20 years. Al Peterson came to a mutual agreement – Anthony Bottari agreed. Dunya said agreement was that developer will claim area for fence and Bottaris will claim space to foundation. Will review new site plans. 11 abutters spoke in support; 0 spoke in opposition. Evan said item was tabled. Evans does not like the driveway and said they need a new site plan. Severino asked about survival of grass strip in driveway – powers set on? Phaltankar asked about parking situation? (Reply – standard is 9’x18’, proposed to be 11’x18’). White said staff is not supportive of backup space; would like to see one space and more green space. Evans would like to see less pavement. Severino said middle near tree should remain. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 4-0 with Richard Rossetti absent.</p>	

20 Carlton Street: (Case #ZBA 2017-98)

Applicant:	Elan Sassoon
Property Owner:	20 Carlton, LLC
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, 20 Carlton, LLC, seek Special Permits under §4.4.1 of the SZO to increase the GFA and FAR by more than 25% and to extend the non-conforming nature of the side yard setbacks. Special permits for parking relief are also sought under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>Dan Anderson (architect) provided an overview of the proposed project. Severino asked about landscaping? Anderson said vinyl condition. White said window replacement is okay to staff; staff would not support vinyl siding. Anderson said will match – replacing less than 50% - will use cementitious boards. Revision to special permit condition #3: vinyl windows okay, but no vinyl siding. Danielle Evans made motion to conditionally approve the permit. Elaine Severino seconded the motion. Motion to conditionally approve the permit passed 5-0 with Richard Rossetti absent.</p>	

103 Pearson Avenue: (Case #ZBA 2017-104)

Applicant:	Candyce Dostert
Property Owner:	Candyce Dostert and Donald Stevens



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Agent:	N/A
Legal Notice:	Applicant, Candyce Dostert, and Owners, Candyce Dostert and Donald Stevens, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a second story rear deck on top of the existing one-story rear porch that is within the required left side yard setback requirement. RA Zone. Ward 5.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Owner Candyce Dostert appeared and presented on the project. Severino asked question about A7 – rails are horizontal, spindels on 1 st vertical; worry about ladder – material? Fontano asked consider changing rails? Safdie does not care about rails in rear so much – have approved in past. Brockelman, Phaltankar, and Evans have no preference. Revision to condition #13: rail changes shall not need ZBA approval. Danielle Evans made a motion to conditionally approve the application. Elaine Severino seconded the motion. Motion to conditionally approve the application passed 4-1 with Susan Fontano opposed and Richard Rossetti absent.	

81 Sacramento Street: (Case #ZBA 2017-25-R1-9/2017)

Applicant:	Sophia and Frank Maniaci
Property Owner:	Sophia and Frank Maniaci
Agent:	N/A
Legal Notice:	Applicants and Owners, Sophia and Frank Maniaci, seek a revision to a previously approved special permit (ZBA 2017-25 approved in May 2017) under §5.3.8 of the Somerville Zoning Ordinance to increase the height of a portion of the nonconforming structure to add another level of living area. RC zone. Ward 2.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Mello has not seen updated plans – recommend to continue. Evans asked about application checklist staff uses? Total complete application? Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 5-0 with Richard Rossetti absent.	

35 Moreland Street: (Case #ZBA 2015-78-E1-9/2017)

Applicant:	Kevin Slattery and Marie Mullarkey
Property Owner:	Kevin Slattery and Marie Mullarkey
Agent:	N/A
Legal Notice:	Applicants and Owners, Kevin Slattery and Marie Mullarkey, seek a one-year extension to the Special Permits issued by the ZBA in 2015 to demolish an existing single-family and construct a 3-family residence. RB zone. Ward 4.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Approval
ZBA Action:	--
Rich DiGirolamo provided an overview of the request for an extension. No public testimony was provided. Danielle Evans made a motion to approve the project. Elaine Severino seconded the motion. Motion to approve passed 5-0 with Richard Rossetti absent.	

81 Highland Avenue (Case #ZBA 2017-101)

Applicant:	City of Somerville
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Property Owner:	City of Somerville
Agent:	N/A
Legal Notice:	Applicant and Owner, the City of Somerville, seek Special Permits per 4.4.1 to alter the existing, non-conforming structure (Somerville High School), and a Variance for parking under Article 9. RC zone. Ward 3.
Date(s) of Hearing(s):	10/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>George Proakis provided an overview of the zoning relief being sought, specifically parking. SMMA architect provided an overview of the site and the proposed renovations. Ald. Rossetti said bldg. committee has put a lot of work into it and it's centered around education in favor of it. Noreen Finngan said designed for 85% utilization to allow for growth and larger classroom enrollment. Ald. Rossetti supports. Anne Brockelman and Josh Safdie recused themselves. Phaltankar appreciates the integration of all the programming. Fontano supports and was not intimidated by the size. Evans asked is it big enough? Current enrollment is 1,200 proposed bldg. could accommodate 1,590; why not bigger? Proakis said make sure to make the number as high as state allows. Evans asked about opportunities for expansion? Rob King said bldg. is the right size. Fontano said you are the experts. Phaltankar would rather not bifurcate the vote. Danielle Evans made a motion to continue the case to November 8, 2017. Elaine Severino seconded the motion. Motion to continue the case to November 8, 2017 passed 4-0 with Richard Rossetti absent and Anne Brockelman and Josh Safdie recused.</p>	

Other Business:

Plans and reports are available at the City of Somerville website at the following link:
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>



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