



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING DIVISION

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ELAINE SEVERINO
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ANNE BROCKELMAN, *ALT.*
POOJA PHALTANKAR, *ALT.*

ZONING BOARD OF APPEALS MINUTES

Visiting Nurse Association, 3rd Floor Community Room, 259 Lowell Street, Somerville, MA
Wednesday, April 4, 2018
6:00 P.M.

140 & 150 Line Street (Case #: ZBA 2017-83)	
Applicant:	Inman Square Properties, LLC
Property Owner:	Inman Square Properties, LLC
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant & Owner, Inman Square Properties, LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to remove the existing non-conforming asphalt surface parking lot and replace with 8 residential dwelling units in two structures under SZO §7.2, §7.3, §7.5, and §7.10. Parking relief is also required under §9.13. Zone RB. Ward 2.
Date(s) of Hearing(s):	1/17, 1/31, 2/14, 3/7, 4/4
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 7, 2018 to continue the application to April 4, 2018.
Applicant submitted a written request to continue the application to April 18, 2018. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the case to April 18, 2018 was approved 5-0.	



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, 11/8, 11/29, 1/3, 1/31, 3/7, 3/21, 4/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Applicant submitted a written request to continue the application to April 18, 2018. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the case to April 18, 2018 was approved 5-0.	

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, 11/8, 11/29, 1/3, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4
Staff Recommendation:	Recommends denial
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Applicant submitted a written request to continue the application to April 18, 2018. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the case to April 18, 2018 was approved 5-0.	

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 with Site Plan Review under §7.3 of the SZO to increase the number of dwelling units from four to seven (including one affordable unit), §4.4.1 to extend existing non-conformities, and relief under Article 9 including special permits for parking on a separate lot and shared driveway access to parking. RB zone. Ward 4.
Date(s) of Hearing(s):	9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 12/13, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.



Applicant submitted a written request to continue the application to April 18, 2018. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the case to April 18, 2018 was approved 5-0.

55-57 Marshall Street (ZBA 2018-16)

Applicant:	Daniel Santos
Property Owner:	Federico Guerino
Agent:	N/A
Legal Notice:	Applicant, Daniel Santos, and Owner, Federico Guerino, seek special permits under §4.4.1 of the SZO to alter the rear roof line on a non-conforming structure. RB zone. Ward 4.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Applicant submitted a written request to continue the application to April 18, 2018. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the case to April 18, 2018 was approved 5-0.	

45 Kent Street: (Case #ZBA 2017-90)

Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Owner and Applicant, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three; under §4.4.1 to increase the non-conforming left side yard setback, and for an upward extension of both the non-conforming rear and non-conforming left side yard setbacks by increasing the height of the building by approximately 10 feet; to increase the FAR and GFA by more than 25%; parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	10/18, 11/8, 11/29, 1/3, 1/31, 2/14, 3/7, 3/21, 4/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Applicant submitted a written request to continue the application to May 2, 2018. Richard Rossetti made a motion to continue the application to May 2, 2018. Elaine Severino seconded the motion. The motion to continue the case to May 2, 2018 was approved 5-0.	

312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)

Applicant:	Robert Gillig and Christine Cuttitta
Property Owner:	Robert Gillig and Christine Cuttitta
Agent:	N/A
Legal Notice:	Applicants / Owners, Robert Gillig and Christine Cuttitta, seek a Special Permit pursuant to conditions of a previous ZBA Decision (ZBA 2005-53) and under SZO §7.11.a.c, §4.4.1, and §9.13 for parking relief to make alterations to a nonconforming structure by constructing an addition and establishing a sixth residential unit on the site. RC Zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.



Applicant submitted a written request to continue the application to May 2, 2018. Richard Rossetti made a motion to continue the application to May 2, 2018. Elaine Severino seconded the motion. The motion to continue the case to May 2, 2018 was approved 5-0.

14 Pearl Street (ZBA 2018-23)

Applicant:	Adragna Dedic, LLC
Property Owner:	Adragna Dedic, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Adragna Dedic, LLC, propose increasing the number of units on the property from one to three. The Applicant/Owner also seeks special permits under §4.4.1 of the SZO to increase existing non-conformities including, but not limited to, the Gross Floor Area (GFA) by more than 25%, increase the Floor Area Ratio (FAR) by more than 25%. Parking relief sought under §9.13 of the SZO. Applicant proposes increasing the number of units from one to three. RB zone. Ward 1.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Applicant submitted a written request to continue the application to May 2, 2018. Richard Rossetti made a motion to continue the application to May 2, 2018. Elaine Severino seconded the motion. The motion to continue the case to May 2, 2018 was approved 5-0.	

130 Walnut Street (ZBA 2018-39)

Applicant:	Justin Rank of 134 Walnut Street
Property Owner:	Garrett Realty
Agent:	N/A
Legal Notice:	Applicant, Justin Rank of 134 Walnut Street, seeks an Administrative Appeal under §3.1.9, §3.2, and §3.2.3 of the SZO and M.G.L. Chapter 40A §8 of a decision by the Inspectional Services Department (ISD) to issue a building permit for the property at 130 Walnut Street. The owner of 130 Walnut Street is Garrett Realty. RB zone. Ward 4.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	None at this time.
ZBA Action:	--
Applicant submitted a written request to continue the application to April 18, 2018. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the case to April 18, 2018 was approved 5-0.	

374 Somerville Avenue (ZBA 2018-11)

Applicant:	374 Somerville Ave, LLC
Property Owner:	374 Somerville Ave, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 374 Somerville Ave, LLC, seeks a Variance under SZO §6.1.22.G.5 and §5.5 to construct a rear addition to the existing structure that is proposed within a required setback abutting a residential zoning district line. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4
Staff Recommendation:	--
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.



The Applicant submitted a written request to withdraw the petition without prejudice. Richard Rossetti made a motion to accept the applicant's request to withdraw the petition without prejudice. Elaine Severino seconded the motion. The motion to accept the applicant's request to withdraw the petition without prejudice was approved 5-0.

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, 11/8, 11/29, 1/3, 1/31, 3/7, 3/21, 4/4
Staff Recommendation:	--
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
The Applicant submitted a written request to withdraw the petition without prejudice. Richard Rossetti made a motion to accept the applicant's request to withdraw the petition without prejudice. Elaine Severino seconded the motion. The motion to accept the applicant's request to withdraw the petition without prejudice was approved 5-0.	

84 Franklin Street (ZBA 2017-50) (re-advertisement)

Applicant:	84 Franklin LLC
Property Owner:	84 Franklin LLC
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant and Owner, 84 Franklin LLC, seeks a Special Permit with Site Plan Review (SPSR) under §7.1 to erect a second principal structure on the same lot, §7.11 of the SZO to increase the number of units from two to three, §4.4.1 to extend existing non-conformities, including increasing the FAR by more than 25%, and Article 9 for parking relief. RB zone. Ward 1.
Date(s) of Hearing(s):	1/31, 2/14, 3/7, 3/21, 4/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Sean O'Donnovan provided an overview of updates. Peter Quinn provided an overview of the updates to architecture. Susan Fontano received the written agreement between the applicant/owner and abutter to the left. Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded the motion. The motion to conditionally approve the special permit was approved 5-0.	

11 Glenwood Road (ZBA 2018-30)

Applicant:	Courtney Koslow & Maura Vogel
Property Owner:	Courtney Koslow & Maura Vogel
Agent:	N/A
Legal Notice:	Applicants and Owners, Courtney Koslow & Maura Vogel, seek a Variance under §5.5, §8.5 and a special permit under §4.4.1 of the SZO to convert a carriage barn into a residential living unit. RA zone. Ward 5.
Date(s) of Hearing(s):	3/21, 4/4



Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
<p>Courtney Koslow provided an overview of the proposed project. Maura Vogel provided an overview of the need for the carriage house conversion. John Connolly of 50 Glenwood Road; Jay Brin, abutter in rear; and Sean McNally all support the project. No abutters spoke in opposition. George Proakis provided an overview of the staff recommendation and the history of carriage house regulations in the City. Richard Rossetti said first and third criteria for variance are met; for second criteria, circumstances warrant approval. Susan Fontano agrees with Rossetti. Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded the motion. The motion to conditionally approve the special permit was approved 5-0. Richard Rossetti made a motion to conditionally approve the variance. Elaine Severino seconded the motion. The motion to conditionally approve the variance was approved 5-0.</p>	

111 Cedar Street (ZBA 2018-03)	
Applicant:	111 Cedar Street, LLC
Property Owner:	111 Cedar Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 111 Cedar Street, LLC, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a three-story rear deck and stairs as well as finishing a portion of the basement. The proposal also requires a Variance under SZO §5.5, §8.5, and §8.6 because it will violate the allowed encroachments into the required rear yards for decks. RB Zone. Ward 5.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
<p>Richard DiGirolamo provided an overview of the proposed project. Board had no comments or questions. Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded the motion. The motion to conditionally approve the special permit was approved 5-0. Richard Rossetti made a motion to conditionally approve the variance. Elaine Severino seconded the motion. The motion to conditionally approve the variance was approved 5-0.</p>	

95-97 Cross Street (ZBA 2018-05)	
Applicant:	Daiza Ferreira Souza Almeida
Property Owner:	Daiza Ferreira Souza Almeida
Agent:	N/A
Legal Notice:	Applicant and Owner, Daiza Ferreira Souza Almeida, seeks a special permit under §4.4.1 to extend a preexisting nonconformity to legalize a fence. RB Zone. Ward 1.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
<p>Applicant's daughter provided an overview of the request. George Proakis said fences don't need building permits. Zoning regulations require no taller than 3.5' on corner lots; needs special permit to extend obstruction of the greenery into the fence. Shrubs already blocked intersection. Richard Rossetti thinks they should legalize the fence. Susan Fontano said greenery could be trimmed to meet the requirements. Have had people trim their fences in the past; should rectify. Suggest shortening fence height on the corner. Pooja Phaltankar said not the letter of law but we should consider the applicant's safety. Josh Safdie said could vote with conditions to modify. Fontano said if so would not have to trim greenery. Safdie said continue to look at options. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the application to April 18, 2018 was approved 5-0.</p>	



44 Broadway (ZBA 2017-95)	
Applicant:	Lower Broadway Development, LLC
Property Owner:	Lower Broadway Development, LLC
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant & Owner, Lower Broadway Development, LLC, seeks a Variance under SZO §5.5 to demolish existing one-story commercial structures and replace them with a 6-story mixed-use building containing 8,696sf of retail/restaurant, 9,800sf office, and 27 residential dwelling units with structured parking under SZO §6.5. Zone TOD-55. Ward 1.
Date(s) of Hearing(s):	11/8, 11/29, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
<p>Sean O'Donnovan provided an update of the proposed project; they lowered the height and the FAR. Robert Elfert (architect) provided an overview of the updates to the architecture. Ben Rogan provided an overview of the site plan.</p> <p>Josh and Liza of 4 George St liked the drop in height. Concerned with parking and number of cars on George St. Would want to see a limit on new residents parking permits. Stephen Fillman of 15 George St is happy to see the project come down in height; also has parking concerns. Elio LoRusso of 11 George St is happy to see one floor taken off because it shadows his property; has parking concerns.</p> <p>Alex Mello read Ward 1 Alderman McLaughlin's comments into the record. Susan Fontano asked about siding materials (reply – gray charcoal, brick, wood, metal, filler cement; passive house design). Asked distance to plywood shop (reply – 1-2'). Asked about back of building visual from George St. and Mt. Vernon. Josh Safdie asked what do you gain with narrow side yard on left? (reply – constructability). Fontano said would lose 2 spots on George and gain 4 on Broadway. Fontano asked about construction vehicle parking? (Reply – tries to locate parking for contractors and limit the number of vans; can park under building once foundation goes up). George Proakis said we can restrict parking permits in new development; additional review standards under Planning Board process. Sean O'Donnovan said will add bike parking spaces; reduced cost MBTA passes. Fontano said improvement from before. Proakis said will continue to talk about this stuff at the Planning Board permitting process. Safdie asked about changes to parking entrance? (reply – wanted to pull building away from neighbors; heated driveway). Danielle Evans said really just allowing the project to go to these maximums. Richard Rossetti made a motion to conditionally approve the variance. Elaine Severino seconded the motion. The motion to conditionally approve the variance was approved 5-0.</p>	

88 Dover Street (ZBA 2015-82-E1-2/2018)	
Applicant:	Sing Cheung
Property Owner:	Nam Cheung, Sing Cheung, and So Ling Sheung
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Sing Cheung, and Owners, Nam Cheung, Sing Cheung, and So Ling Sheung, seek to extend a Special Permit by one year under §5.3.10 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Approval
ZBA Action:	--
<p>Adam Dash provided an overview of the request to extend the life of the permit. Richard Rossetti made a motion to approve the extension. Elaine Severino seconded the motion. The motion to approve the extension was approved 5-0.</p>	



102 Heath Street (ZBA 2018-06)	
Applicant:	Craig Scanzio
Property Owner:	102 Heath Street, LLP
Agent:	N/A
Legal Notice:	Applicant, Craig Scanzio, and Owner, 102 Heath Street, LLP, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by adding one-bedroom to each of the three units and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 4.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>Craig Scanzio provided an overview of the proposal. Alex Mello provided an overview of the zoning relief being requested. Josh Safdie asked about the plot plan. Mello said staff requested one, believes no room on the site. Safdie said it's turning family units into rental units for individuals with cars. Scanzio said previous tenants used public transportation. Safdie said plot plan would not change opinion of projects. Does not want to see loss of family units; these types of renovations are injurious to the neighborhood. Richard Rossetti agrees with Safdie. Elaine Severino asked if rental units or condos (reply – rental). Danielle Evans said looking at roommate situation that would generate additional cars. Alex Mello presented option to withdraw. Applicant requested to withdraw the application without prejudice. Richard Rossetti made a motion to accept the applicant's request to withdraw the petition without prejudice. Elaine Severino seconded the motion. The motion to accept the applicant's request to withdraw the petition without prejudice was approved 5-0.</p>	

29 Knowlton Street (ZBA 2018-14)	
Applicant:	Eric Parkes
Property Owner:	Chris and May Devers
Agent:	N/A
Legal Notice:	Applicant, Eric Parkes, and Owners, Chris and May Devers, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a roof deck above an existing 2nd story portion of the structure. RB Zone. Ward 1.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditional approval
ZBA Action:	--
<p>Eric Parkes (architect) provided an overview of project to construct a roof deck on the rear two-story portion of the site. Anne Brockelman asked if access hatch is allowable by code? (reply – will have a staircase that complies with the code for the interior). Susan Fontano asked if only accessible from the top floor condo (reply – yes). Asked if it locks (reply – yes, essentially a sky light). Danielle Evans said it is large; can you use a rear window? (reply – no, window would mess up kids bedroom). Richard Rossetti asked if it locks from the inside (reply – yes). Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded the motion. The motion to conditionally approve the special permit was approved 5-0.</p>	

28 Sterling Street (ZBA 2018-29)	
Applicant:	David A. Placey of Franca Enterprise Services
Property Owner:	28 Sterling Street, LLC
Agent:	Kara Dardeno Mathieu, Esq.



Legal Notice:	Applicant, David A. Placey of Franca Enterprise Services, Inc., and Owner, 28 Sterling Street, LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing two dormers, finishing a portion of the basement, and installing a spiral staircase in the rear. RA Zone. Ward 7.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditional approval
ZBA Action:	--
Kara Dardeno Mathieu provided an overview of the proposal. Board had no comments or questions. Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded the motion. The motion to conditionally approve the special permit was approved 5-0.	

166 Walnut Street (ZBA 2018-28)

Applicant:	Anthony Adam of A. Adam Construction
Property Owner:	Aaron Liebhaber and Dan Feinstein
Agent:	N/A
Legal Notice:	Applicant, Anthony Adam of A. Adam Construction, and Owners, Aaron Liebhaber and Dan Feinstein, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a bulkhead door within the front yard. RB Zone. Ward 4.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditional approval
ZBA Action:	--
Anthony Adam provided an overview of the proposal. Susan Fontano asked about ways to enhance the bulkhead. (reply – will paint it). Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded the motion. The motion to conditionally approve the special permit was approved 5-0.	

241 School Street (ZBA 2018-31)

Applicant:	John Topalis and Elan Sassoon
Property Owner:	241 School Street, LLC
Agent:	N/A
Legal Notice:	Applicants John Topalis and Elan Sassoon, and Owner, 241 School Street, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, including increasing the FAR by more than 25%. Parking relief under Article 9 of the SZO. RA zone. Ward 4.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditional approval
ZBA Action:	--
Elan Sassoon provided an overview of the proposed project. Gerry McDonnagh spoke with an abutter and will put up a fence. Elaine Severino said one page says 5 parking spaces and one says 6 spaces. Elaine said there will be 6. Josh Safdie asked if fire escapes are coming down? (reply – yes). Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded the motion. The motion to conditionally approve the special permit was approved 5-0.	

1 Earle Street (A.K.A. 2 Harding Street MBL 97-B-19) – Boynton Yards Building 1 (ZBA2018-20)

Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. O'Donnovan, Esq.



Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Variance under SZO §5.5 for exceeding maximum building height, increased F.A.R, and reduced parking in order to replace an existing surface parking lot with a 10-story commercial building containing 139,000sf of office/retail/R&D uses with a 14,000sf basement. A Special Permit with Site Plan Review from the Planning Board under SZO §5.2 (PB2018-03) is separately requested. Zone TOD-55. Ward 2.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditional approval
ZBA Action:	--
Sean O'Donnovan requested continuance to get together with neighbors. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the case to April 18, 2018 was approved 5-0.	

2 Earle Street (A.K.A. MBL 97-B-26 subplot of 153 South Street) – Boynton Yards Building 2 (ZBA2018-21)	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Variance under SZO §5.5 for reduced parking in order to replace an existing gravel storage lot with a 9-story commercial building containing 224,300sf of office/ R&D uses and 10,700sf of retail/arts-related uses. A Special Permit with Site Plan Review from the Planning Board under SZO §5.2 (PB2018-04) is separately requested. Zone TOD-135. Ward 2.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditional approval
ZBA Action:	--
Sean O'Donnovan requested continuance to get together with neighbors. Richard Rossetti made a motion to continue the application to April 18, 2018. Elaine Severino seconded the motion. The motion to continue the case to April 18, 2018 was approved 5-0.	

Other Business:

- Approval of minutes from the following ZBA meetings:
 - November 8, 2017
 - November 29, 2017
 - December 13, 2017
 - March 7, 2018

Richard Rossetti made a motion to approve the minutes from the November 8, 2017; November 29, 2017; December 13, 2017; and March 7, 2018 ZBA meetings. Elaine Severino seconded the motion. The motion was approved 5-0.

- Discussion of alternative packet delivery methods to ZBA members

NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.

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>

