



**CITY OF SOMERVILLE, MASSACHUSETTS**  
***MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT***  
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EXECUTIVE DIRECTOR

*PLANNING DIVISION*

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SARAH WHITE, *CITY PLANNER / PRESERVATION PLANNER*  
ALEX MELLO, *PLANNER*  
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

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RICHARD ROSSETTI, *CLERK*  
DANIELLE EVANS  
ELAINE SEVERINO  
JOSH SAFDIE  
ANNE BROCKELMAN, *ALT.*  
POOJA PHALTANKAR, *ALT.*

**ZONING BOARD OF APPEALS MINUTES**

**Aldermanic Chambers, 2<sup>nd</sup> Floor City Hall, 93 Highland Avenue, Somerville, MA**  
**Wednesday, May 3, 2017**  
**6:00 P.M.**

<b>21 Cherry St: (Case #ZBA 2016-25)</b>	
Applicant:	Mouhab Rizkallah & Lacourt Foundation, LLC
Property Owner:	Mouhab Rizkallah & Lacourt Foundation, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Mouhab Rizkallah and Lacourt Foundation, LLC, respectively, seek a Special Permit per SZO §4.4.1 to substantially alter a non-conforming 6-unit structure on an undersized lot. The applicant also seeks parking relief under SZO §9.1.3. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/8, 6/22, 8/17, 9/21, 10/19, 11/16, 12/7/16, 1/18/17, 2/1, 2/15, 3/1, 3/15, 4/5, 4/19, 5/17
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 19, 2017 to continue the application to May 17, 2017.
Previously continued to May 17, 2017.	

<b>17 Porter Street: (Case #ZBA 2016-90)</b>	
Applicant:	Daniel & Amanda Casparriello
Property Owner:	Daniel & Amanda Casparriello
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owners, Daniel and Amanda Casparriello, seek a Special Permit under SZO § 4.4.1 to substantially alter an existing non-conforming structure by adding additions, decreasing the front yard setback, and increasing FAR, parking relief under SZO § 9.13, and a Variance for ground coverage. RB zone. Ward 5.
Date(s) of Hearing(s):	9/21, 10/5, 11/2, 11/16, 12/7/16, 1/18/17, 2/15, 3/15, 4/19, 5/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 3, 2017 to continue the application to June 7, 2017.
The Applicant submitted a written request to continue the application to June 7, 2017. Richard Rossetti made a motion to continue the application to June 7, 2017. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Josh Safdie, Anne Brockelman and Pooja Phalthankar absent.	

<b>31 Porter Street: (Case #ZBA 2016-119)</b>	
Applicant:	31 Porter Street, LLC
Property Owner:	31 Porter Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 31 Porter Street, LLC, seeks Special Permits under SZO §7.3 to increase the maximum number of dwelling units per lot from three to eight, Special Permit to extend existing non-conformities under §4.4.1 and parking relief under §9.13 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	11/16, 12/7/16, 1/18/17, 2/15, 3/15, 4/19, 5/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 3, 2017 to continue the application to June 7, 2017.
The Applicant submitted a written request to continue the application to June 7, 2017. Richard Rossetti made a motion to continue the application to June 7, 2017. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Josh Safdie, Anne Brockelman and Pooja Phalthankar absent.	

<b>13 Alpine Street: (Case #ZBA 2016-75)</b>	
Applicant:	2-13 Alpine St., LLC
Property Owner:	2-13 Alpine St., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 2-13 Alpine St. LLC, seeks Special Permits under §4.4.1 of the SZO to extending existing non-conformities, §7.11 to create more than three residential units, and Article 9 for parking relief. BB zone. Ward 5.
Date(s) of Hearing(s):	5/3
Staff Recommendation:	None at this time.
The Applicant submitted a written request to continue the application to June 7, 2017. Richard Rossetti made a motion to continue the application to June 7, 2017. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Josh Safdie, Anne Brockelman and Pooja Phalthankar absent.	

<b>14 Cedar Street: (Case #ZBA 2017-29)</b>	
Applicant:	Peter Riordan & Cynthia Singer-Riordan
Property Owner:	Peter Riordan & Cynthia Singer-Riordan
Agent:	N/A
Legal Notice:	Applicants and Owners, Peter Riordan & Cynthia Singer-Riordan, seek a Special Permit under SZO §4.4.1 to increase the FAR. RA zone. Ward 5.
Date(s) of Hearing(s):	5/3
Staff Recommendation:	None at this time.
The Applicant submitted a written request to continue the application to May 17, 2017. Richard Rossetti made a motion to continue the application to May 17, 2017. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Josh Safdie, Anne Brockelman and Pooja Phalthankar absent.	

<b>640 Mystic Avenue: (Case #ZBA 2017-15)</b>	
Applicant:	Linda Pingiaro
Property Owner:	N/A
Agent:	Philip H. Cahalin, Esq.
Legal Notice:	Applicant, Linda Pingiaro, individually and as a Trustee of 48-50 Ash Avenue Condominium Trust, seeks an Administrative Appeal per SZO §3.1.9, 3.2, and 3.2.3 from a decision by the Inspectional Services Department to refuse to stop work under a building permit issued for a residential structure at 640 Mystic Ave. The property owner is 640 Mystic Avenue LLC (previous owner El Camino LLC). BB Zone.
Date(s) of Hearing(s):	4/5, 4/19, 5/3
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on April 19, 2017 to continue the application to May 3, 2017.
Attorney Philip Cahalin appeared and stated the proposal. No public testimony was taken. Susan Fontano stated that the new drawings are clear and make sense. Appeal request is nullified, ISD ruling stands. Danielle Evans stated drawing also make sense as does summary in staff report. Height of hand rail is 33"-46" above landing, is this ok? (Reply – yes). Richard Rossetti made a motion to deny the motion for an Administrative Appeal. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Anne Brockelman, Josh Safdie and Pooja Phalthankar absent.	

<b>54-56A Elm Street: (Case #ZBA 2014-83-E1-0317)</b>	
Applicant:	54 Elm , LLC
Property Owner:	54 Elm , LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, 54 Elm, LLC, seeks a time extension of a Special Permit under SZO §5.3.10 for Case No. ZBA 2014-83, approved on February 4, 2015, which was granted to alter and expand the nonconforming structure by rebuilding the existing storefront with a second floor to add an additional dwelling unit on-site. Parking relief was also required. RB zone. Ward 5.
Date(s) of Hearing(s):	5/3
Staff Recommendation:	Recommends approval.

Attorney Richard DiGirolamo appeared and stated the proposal. No public testimony was taken. Susan Fontano asked if demo was approved yet (Reply – Not yet). Elaine Severino stated she is happy to see it progressing. Richard Rossetti made a motion to approve the request for a time extension of a Special Permit. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Anne Brockelman, Josh Safdie and Pooja Phalthankar absent.

<b>400-406 Mystic Avenue: (Case #ZBA</b>	
Applicant:	Cedarwood Development, LLC
Property Owner:	Charmed Life, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Cedarwood Development, LLC, and Owner, Charmed Life, LLC, seek a revision to a Special Permit under SZO §5.3.8 to correct a typographical error regarding the fractional payment to the Affordable Housing Trust Fund. BB zone. Ward 4.
Date(s) of Hearing(s):	5/3
Staff Recommendation:	Recommends conditional approval.
<p>Attorney Richard DiGirolamo appeared and stated the proposal. No public testimony was taken. Danielle Evans had a question for the Planning Staff if these are new plans. (Reply – No, approved by ZBA only report amendment for math). Richard Rossetti made a motion to approve the request of the revision to Special Permit. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Anne Brockelman, Josh Safdie and Pooja Phalthankar absent.</p>	

<b>81 Sacramento Street: (Case #ZBA 2017-25)</b>	
Applicant:	Sophia & Frank Maniaci
Property Owner:	Sophia & Frank Maniaci
Agent:	N/A
Legal Notice:	The Applicants and Owners, Sophia and Frank Maniaci, seek a special permit under §4.4.1 of the Somerville Zoning Ordinance to construct a second story addition in the rear of the nonconforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	5/3
Staff Recommendation:	Recommends conditional approval.
<p>The Applicant appeared and stated the proposal. No public testimony was taken. Elaine Severino stated she couldn't see it from the street really, also had question concerning Juliette porch. Danielle Evans was trying to understand the drawings. She does not understand conversion of spaces, is 2 3 rooms triggers parking. (Reply – No). Richard Rossetti made a motion to approve the request for a Special Permit. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Anne Brockelman, Josh Safdie and Pooja Phalthankar absent.</p>	

<b>275A Highland Avenue: (Case #ZBA 2017-28)</b>	
Applicant:	Lennie Alickman
Property Owner:	Stacy Alickman Trust
Agent:	N/A
Legal Notice:	Applicant, Lennie Alickman, and Owner, Stacy Alickman Trust, seek a special permit under 4.4.1 of the Somerville Zoning Ordinance to perform alterations to a nonconforming structure that include relocating a door and windows. RC zone. Ward 5.
Date(s) of Hearing(s):	5/3
Staff Recommendation:	Recommends conditional approval.
<p>Alderman Marc Niedergang is in support of project. No public testimony was taken. Susan Fontano asked if it was 2 level inside, loft (Reply – yes) Richard Rossetti typo, north side of Highland not Somerville Avenue. Elaine Severino, blacktop coming up? Propose pavers/landscaping, add condition. Danielle Evans, add visual interest to the front façade, more texture. Elaine Severino going from ugly to uglier, plants or boxes? Richard Rossetti made a motion to continue the application to May 17, 2017. Elaine Severino seconded the motion. Upon a vote, the motion passed 4-0 with Anne Brockelmand, Josh Safdie and Pooja Phalthankar absent.</p>	

**Other Business:**