



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

**ZONING BOARD OF APPEALS MINUTES**

**Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA**  
**Wednesday, August 8, 2018**  
**6:00 P.M.**

Josh Safdie was absent.

**Previously Opened Cases that have been Continued to a Future Meeting**

| <b>104 Beacon Street (ZBA 2016-78-R1(6-2018) (remand)</b> |  |
|---|--|
| Applicant:  | Stephen Whalen, Trustee of Treat Realty Trust  |
| Property Owner:   | Stephen Whalen, Trustee of Treat Realty Trust  |
| Agent:  | Richard G. DiGirolamo, Esq   |
| Legal Notice:   | Applicant and Owner, Stephen Whalen, Trustee of Treat Realty Trust, seeks a Revision to a Special Permit under §5.3.8 of the SZO that was granted, along with variances, for the following proposal approved in 2017 to Moons Realty Trust, Treat Realty Trust, and Richard Mauser: Variances for rear yard setback and parking under SZO §5.5, §9.5, and §4.4.1, a Special Permit with Site Plan Review (SPSR) to increase the number of dwelling units under SZO §7.11.c**, and Special Permits under SZO §4.4.1 for pervious area, left and right side yard setbacks and to alter an existing, non-conforming structure. RC zone. Ward 2. |
| Date(s) of Hearing(s):                                    | 7/18, 8/8  |
| Staff Recommendation:                                     | Conditional approval   |
| ZBA Action:   | Voted on July 18, 2018 to continue the application to August 22, 2018.   |
| Current Status:   | Previously continued to August 22, 2018.   |



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### Previously Opened Cases that are Requesting a Continuance

| <b>51 McGrath Highway (ZBA 2017-46) (re-advertisement)</b>  |   |
|---|---|
| Applicant:  | Life Storage Limited Partnership  |
| Property Owner:   | Sovran Acquisition Limited Partnership  |
| Agent:  | Richard G. Di Girolamo, Esq.  |
| Legal Notice:   | Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. 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, 4/18, 5/2, 6/6, 6/20, 7/18, 8/8  |
| Staff Recommendation:   | Denial  |
| ZBA Action:   | Voted on July 18, 2018 to continue the application to August 8, 2018.   |
| The Applicant submitted a request to continue to September 5, 2018. Richard Rossetti made a motion to continue the application to September 5, 2018. Elaine Severino seconded. Motion passed 5-0. |   |

| <b>312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)</b>  |   |
|---|---|
| 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, 5/2, 5/16, 6/6, 6/20, 7/18, 8/8   |
| Staff Recommendation:   | None at this time   |
| ZBA Action:   | Voted on July 18, 2018 to continue the application to August 8, 2018.   |
| The Applicant submitted a request to continue to August 22, 2018. Richard Rossetti made a motion to continue the application to August 22, 2018. Elaine Severino seconded. Motion passed 5-0. |   |

| <b>45 Kent Street: (Case #ZBA 2017-90)</b>  |   |
|---|---|
| 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, 5/2, 5/16, 6/6, 6/20, 7/18, 8/8  |
| Staff Recommendation:   | None at this time.  |
| ZBA Action:   | Voted on July 18, 2018 to continue the application to August 8, 2018.   |
| The Applicant submitted a request to continue to August 22, 2018. Richard Rossetti made a motion to continue the application to August 22, 2018. Elaine Severino seconded. Motion passed 5-0. |   |



|   |  |
|---|--|
| <b>150 Hudson Street (ZBA 2018-71)</b>  |  |
| Applicant:  | Michael Santangelo   |
| Property Owner:   | Michael Santangelo   |
| Agent:  | Richard G. DiGirolamo, Esq.  |
| Legal Notice:   | Applicant and Owner, Michael Santangelo, seeks a Special Permit with Site Plan Review (SPSR) to build a second principle structure on the same lot. Proposal includes increasing the number of dwelling units from two to three, remove existing garage structure and renovate existing residential dwelling. RC & RB zones. Ward 5. |
| Date(s) of Hearing(s):  | 7/18, 8/8  |
| Staff Recommendation:   | Conditional approval   |
| ZBA Action:   | Voted on July 18, 2018 to continue the application to August 8, 2018.  |
| The Applicant submitted a request to continue to August 22, 2018. Richard Rossetti made a motion to continue the application to August 22, 2018. Elaine Severino seconded. Motion passed 5-0. |  |

|   |   |
|---|---|
| <b>24 Dane Avenue (ZBA 2018-75)</b>   |   |
| Applicant:  | 24 Dane Ave., LLC   |
| Property Owner:   | 24 Dane Ave., LLC   |
| Agent:  | Richard G. DiGirolamo, Esq.   |
| Legal Notice:   | Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9.RB zone. Ward 2. |
| Date(s) of Hearing(s):  | 7/18, 8/8   |
| Staff Recommendation:   | Conditional approval  |
| ZBA Action:   | Voted on July 18, 2018 to continue the application to August 8, 2018.   |
| The Applicant submitted a request to continue to August 22, 2018. Richard Rossetti made a motion to continue the application to August 22, 2018. Elaine Severino seconded. Motion passed 5-0. |   |

### **New Cases to be Opened that are Requesting a Continuance**

|   |   |
|---|---|
| <b>41 Thorndike Street (ZBA 2018-81)</b>  |   |
| Applicant:  | Robert J. Granara, Jr.  |
| Property Owner:   | Robert J. Granara, Jr.  |
| Agent:  | N/a   |
| Legal Notice:   | Applicant and Owner, Robert J. Granara, Jr. seeks special permits to construct dormers within the side yard setbacks under §4.4.1 and §8.5 of the SZO. RB zone. Ward 6. |
| Date(s) of Hearing(s):  | 8/8   |
| Staff Recommendation:   | None at this time.  |
| ZBA Action:   | --  |
| The Applicant submitted a request to continue to August 22, 2018. Richard Rossetti made a motion to continue the application to August 22, 2018. Elaine Severino seconded. Motion passed 5-0. |   |

### **Previously Opened Cases to be Heard**



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|   |  |
|---|--|
| <b>74 Mount Vernon Street (ZBA 2017-89)</b>   |  |
| Applicant:  | Paul Turcotte and Bonnie Brown   |
| Property Owner:   | Paul Turcotte and Bonnie Brown   |
| Agent:  | N/A  |
| Legal Notice:   | Applicants and Owners, Paul Turcotte and Bonnie Brown, seek a Special Permit with Site Plan Review (SPSR) under §4.4.1 of the SZO to alter a non-conforming structure; §7.3 of the SZO to increase the number of dwelling units on the site from 3 to 5; §7.2 of the SZO to have more than one principal structure on the same lot. Variance /Special Permit for parking under §5.5 and Article 9 of the SZO. RB zone. Ward 1. |
| Date(s) of Hearing(s):  | 6/6, 6/20, 7/18, 8/8   |
| Staff Recommendation:   | Conditional approval   |
| ZBA Action:   | Voted on July 18, 2018 to continue the application to August 8, 2018.  |
| The Applicant has submitted a written request to withdraw the application without prejudice. Richard Rossetti made a motion to accept the applicant's request to withdraw the application without prejudice. Elaine Severino seconded. Motion passed 5-0. |  |

|   |  |
|---|--|
| <b>114 Broadway (ZBA 2018-51)</b>   |  |
| Applicant:  | 116 Broadway LLC   |
| Property Owner:   | 116 Broadway LLC   |
| Agent:  | Richard G. DiGirolamo, Esq.  |
| Legal Notice:   | Applicant/Owner, 116 Broadway LLC, seeks a Variance under SZO §5.5 and §6.1.22 for reduction of the lot area per dwelling unit in the replacement a one-story building with a new construction 5-story mixed-use building (commercial ground floor and 8 residential units, 1 of which is an inclusionary unit). CCD Zone. Ward 1. |
| Date(s) of Hearing(s):  | 5/2, 5/16, 6/6, 6/20, 7/18, 8/8  |
| Staff Recommendation:   | None at this time  |
| ZBA Action:   | Voted on July 18, 2018 to continue the application to August 8, 2018.  |
| The Applicant has submitted a written request to withdraw the application without prejudice. Richard Rossetti made a motion to accept the applicant's request to withdraw the application without prejudice. Elaine Severino seconded. Motion passed 5-0. |  |

|                                     |  |
|-------------------------------------|--|
| <b>19 Wesley Park (ZBA 2018-58)</b> |  |
| Applicant:                          | Francisco and Vivaldo Meneses  |
| Property Owner:                     | Francisco and Vivaldo Meneses  |
| Agent:                              | N/A  |
| Legal Notice:                       | Applicants / Owners, Francisco and Vivaldo Meneses, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a roof deck and a second story deck atop an existing front porch. RB Zone. Ward 3. |
| Date(s) of Hearing(s):              | 6/6, 6/20, 8/8   |
| Staff Recommendation:               | Conditional approval   |
| ZBA Action:                         | Voted on June 20, 2018 to continue the application to August 8, 2018.  |



Francisco Meneses: gave overview of project.

Sean Staples (17 Wesley Park): went over parts of staff report; structure is already severely overdeveloped for the lot size. Enough is enough. Deny the request.

Rossetti: roof deck is no longer part of proposal. Brockelman: they're essentially asking to just put up a railing, not extending or expanding anything. Glad roof deck is gone, and so can support this request.

Rossetti: agrees with Brockelman. Evans: staff report says "2<sup>nd</sup> story porch" but is actually roof with door onto it. Presumptuous to add door before zoning approval. Wants condition to require that porch is never enclosed and that no roof is ever added to the porch. Property cannot handle anything more than a railing.

Sean Staples: wants condition requiring assessment by structural engineer. Planner Mello: staff report already has condition requiring that (condition #12).

Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0 with Anne Brockelman voting in Josh Safdie's absence.

#### **40 Harvard Street (ZBA 2018-36) (re-advertise)**

|                        |   |
|------------------------|---|
| Applicant:             | 40 Harvard Street, LLC  |
| Property Owner:        | 40 Harvard Street, LLC  |
| Agent:                 | N/A   |
| Legal Notice:          | Applicant and Owner, 40 Harvard Street, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure including by finishing the basement. Special Permit for parking under Article 9 of the SZO. RA zone. Ward 3. |
| Date(s) of Hearing(s): | 7/18, 8/8   |
| Staff Recommendation:  | Conditional approval  |
| ZBA Action:            | Voted on July 18, 2018 to continue the application to August 8, 2018.   |

No parking relief is needed.

Jim Reisling (architect): addressed concerns about easement from last meeting. Gave overview of project. Kevin Brett (applicant): easement is part of driveway, obtained street permit for dumpster. Has been nothing blocking the easement since last meeting.

Planner White: sent abutter's concerns to ISD.

Fontano: how long of a project will this be? Brett: at least 2 months. Plan on repaving driveway and making clear where the easement is. Vinyl siding has been recently painted. Fontano: vinyl siding? Planner White: vinyl siding is not permitted on gut renovations like this.

Brockelman: no landscape plan – wants one submitted, fine with staff review of it. Planner White: have condition to require landscaping plan be submitted.

Rossetti: condos? Seems like they're trying to fix it up just enough to sell it. If already ripping up asphalt doesn't want it put back down, want permeable pavers. Planner White: have condition requiring that.

Fontano: seems like applicant hasn't read conditions on staff report. Should have worked out conditions before the hearing.

Evans: wants condition requiring that easement is differentiated from driveway. Planner White: condition that applicant will work with staff to differentiate easement from driveway.



Severino: who pays for revitalizing the easement? Planner White: staff doesn't get involved in the legalese of easements. Brett: happy to pay for it because they want the area nice anyway.

Tim Dineen (259 Lowell St): at last meeting abutter complained about people not being able to access St. Catherine's.

Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.

#### **265 Washington Street (ZBA 2018-04) (re-advertise)**

|                        |   |
|------------------------|---|
| Applicant:             | 265 Washington Somerville, LLC  |
| Property Owner:        | 265 Washington Somerville, LLC  |
| Agent:                 | Richard G. DiGirolamo, Esq.   |
| Legal Notice:          | Applicant and Owner, 265 Washington Somerville, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure and under Article 9 of the SZO for parking relief, variances under §5.5, §8.5, and Article 7 of the SZO including for building height, FAR, number of stories. Proposal includes a mixed-use development with ground-floor commercial and five residential units above. NB zone. Ward 2. |
| Date(s) of Hearing(s): | 7/18, 8/8   |
| Staff Recommendation:  | SP: Conditional approval<br>V: Unable to recommend  |
| ZBA Action:            | Voted on July 18, 2018 to continue the application to August 8, 2018.   |

Richard DiGirolamo: gave an overview of project. Jai Khalsa: gave an overview of the architectural plans. Planner White: property went through HPC, applicant worked with staff to preserve historic building. Requires a variance but is a good project in terms of new zoning and open space.

Fontano: why "unable to recommend" variance? Planner White: staff policy not to recommend variances

JT Scott (269 Washington): happy with project, supportive of parking relief.

Brockelman: how far is 33 Union Square from rear property line? Khalsa: other building is 1.5', our building is 0.5'. Brockelman: how many units are allowed? Khalsa: five.

Brockelman: FAR becomes inconsequential under new zoning – staff explain? Planner White: under new zoning there will be no FAR requirement. Khalsa: under proposed zoning could do more units than proposed with this project.

Brockelman: generally supportive but wants to mull over proximity to rear building (4 story 3' alley). Khalsa: alley way behind 265 Washington will be the same as the alley behind a similar building next door.

Evans: likes design of the new building; appreciates the brick. Fine with parking relief. concerned about alley; how is it kept clean? Khalsa: currently fence on 33 Union Square rear property line; new building will not exacerbate condition of alley.

Elan Sassoon (developer): will keep alleyways clean.

Richard Rossetti made a motion to conditionally approve the variance. Elaine Severino seconded. Motion passed 5-0.

Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.



|  |  |
|--|--|
| <b>51 Oliver Street (ZBA 2018-33)</b>  |  |
| Applicant:   | 51 Oliver Street, LLC  |
| Property Owner:  | 51 Oliver Street, LLC  |
| Agent:   | Sean T. O'Donovan  |
| Legal Notice:  | Applicant/Owner, 51 Oliver Street, LLC, seeks a Variance under §5.5, §8.5, and Article 9 for minimum lot size, left side yard setback, minimum frontage, and parking to construct a three-story, three-family dwelling. RB Zone. Ward 1. |
| Date(s) of Hearing(s):   | 7/18, 8/8  |
| Staff Recommendation:  | Unable to recommend  |
| ZBA Action:  | Voted on July 18, 2018 to continue the application to August 8, 2018.  |
| <p>Sean O'Donovan: addressed concerns from last hearing. Have added landscaped area and exceed 25%. Drive aisle will be grasscrete.</p> <p>Discussion about fire prevention. Discussion about updated plans.</p> <p>Dom Valentie (architect): increased landscaped area, gave overview.</p> <p>Meredith Porter (104 Josephine): where is landscaped area? Valentie: increased landscaping on sides.</p> <p>Rossetti: at 25% landscaped? Valentie: yes.</p> <p>Richard Rossetti made a motion to conditionally approve the variance. Elaine Severino seconded. Motion passed 5-0.</p> |  |

### **New Cases to be Opened and Heard**

|  |  |
|--|--|
| <b>17-27 Holland Street (ZBA 2018-87)</b>  |  |
| Applicant:   | Waikiki, Inc. c/o Wei Zhang  |
| Property Owner:  | JTD 17 Holland, LLC c/o Carla DeLellis   |
| Agent:   | n/a  |
| Legal Notice:  | Applicant, Waikiki, Inc. c/o Wei Zhang, and Owner, JTD 17 Holland, LLC c/o Carla DeLellis, seek a Special Permit with Design Review (SPD) under SZO §7.11.10.2.1.a and a Variance under Article 9 for parking relief to establish a fast-order food establishment. CBD Zone. Ward 6. |
| Date(s) of Hearing(s):   | 8/8  |
| Staff Recommendation:  | Conditional approval   |
| ZBA Action:  | --   |
| <p>Special permit for parking, not variance.</p> <p>Wei Zhang: gave overview of project. Planner Mello: explained how parking requirement was calculated.</p> <p>Severino: currently a hole in the ground; will permit expire before building is done? Planner Mello: potentially, but can extend the permit if it does.</p> <p>Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.</p> |  |

### **448 Medford Street (ZBA 2018-91)**



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|  |  |
|--|--|
| Applicant:   | 448 Medford Street, LLC  |
| Property Owner:  | 448 Medford Street, LLC  |
| Agent:   | n/a  |
| Legal Notice:  | Applicant/Owner, 448 Medford Street, LLC, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer within the nonconforming right side yard. RB Zone. Ward 4. |
| Date(s) of Hearing(s):   | 8/8  |
| Staff Recommendation:  | Conditional approval   |
| ZBA Action:  | --   |
| <p>Jim Reisling (architect): gave overview of project.</p> <p>Severino: no window in dormer? Planner Mello: not tall enough for window. Brockelman: existing right yard setback? Reisling: does not expand nonconformity.</p> <p>Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0 with Pooja Phaltankar voting.</p> |  |

|  |   |
|--|---|
| <b>12 Quincy Street (ZBA 2018-90)</b>  |   |
| Applicant:   | Jennifer Park, Eric Shea, and Tatum Smigliski   |
| Property Owner:  | Jennifer Park, Eric Shea, and Tatum Smigliski   |
| Agent:   | n/a   |
| Legal Notice:  | Applicants and Owners, Jennifer Park, Eric Shea, and Tatum Smigliski, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding two decks off of the existing rear stairs. RB Zone. Ward 2. |
| Date(s) of Hearing(s):   | 8/8   |
| Staff Recommendation:  | Conditional approval  |
| ZBA Action:  | --  |
| <p>Jennifer Park: gave overview of project.</p> <p>Kirk Etherton (15 School St): already a nonconforming structure, gave brief history of 12 Quincy. Property has already been overdeveloped. Concerned about noise, privacy, and a decrease in their property value. Read letter of opposition from Denise Provo. Having decks would be bad for their mental and physical well-being. Project is not acceptable.</p> <p>Ald. Scott: no neighborhood meeting or outreach. Has been contacted by several abutters with concerns. Thinks big issue with project is that they didn't talk to neighbors first.</p> <p>Park: apologizes for not talking to neighbors. Gave background for why they want to replace the decks.</p> <p>Fontano: material of decks? Planner Mello: wood. Fontano: don't want to vote yet because of neighbor concerns. Wants applicant to work with staff and talk to neighbors.</p> <p>Discussion about rear yard setback.</p> <p>Rossitti: wants decks repaired and wants to continue case.</p> <p>Etherton : understand decks being replaced, but still very upset about deck being expanded.</p> |   |





Evans: 15 School is very, very nonconforming, right up against rear property line. 12 Quincy is close to conforming. Not the fault of the applicant that they are so close to abutter.

Brockelman: case is very common, just extending deck sideways. What can they compromise? Deck is extending towards park, not neighbor. Amount of opposition is surprising considering project is fairly typical.

Richard Rossetti made a motion to continue to August 22, 2018. Elaine Severino seconded. Motion passed 5-0.

### **23 Rush Street (ZBA 2018-92)**

|                        |  |
|------------------------|--|
| Applicant:             | Electra Realty Corporation   |
| Property Owner:        | Electra Realty Corporation   |
| Agent:                 | n/a  |
| Legal Notice:          | Applicant and Owner, Electra Realty Corporation, seeks a Special Permit to alter a nonconforming structure under SZO §4.4.1 to make façade alterations including creating new window and door openings. RB Zone. Ward 1. |
| Date(s) of Hearing(s): | 8/8  |
| Staff Recommendation:  | Conditional approval   |
| ZBA Action:            | --   |

Kevin Jackson (applicant): gave overview of project. Work was previously approved in 2012 application.

Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.

### **80 Powderhouse Boulevard (ZBA 2018-82)**

|                        |  |
|------------------------|--|
| Applicant:             | David J. Giller  |
| Property Owner:        | David J. Giller  |
| Agent:                 | n/a  |
| Legal Notice:          | Applicant and Owner, David J. Giller, seeks a special permit to add a second story deck within the left side yard setback under SZO §4.4.1. RA zone. Ward 7. |
| Date(s) of Hearing(s): | 8/8  |
| Staff Recommendation:  | Conditional approval   |
| ZBA Action:            | --   |

David Giller: gave overview of project.

Severino: columns holding up porch? Giller: will be fiberglass.

Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.

### **350 Mystic Avenue (ZBA 2016-64-E1-7/18)**

|                 |   |
|-----------------|---|
| Applicant:      | Craig Corporation   |
| Property Owner: | Craig Corporation   |
| Agent:          | Richard G. DiGirolamo, Esq.   |
| Legal Notice:   | Applicant and Owner, Craig Corporation, seeks, under SZO §5.3.10, to extend by one year, a Special Permit with Site Plan Review (SPSR) previously granted in September, 2016 for the construction of a mixed-use building with ground floor commercial and upper story residential use. Prior approval included a Special Permit to increase the number of dwelling units under §7.11.1c. The Applicant also seeks a Variance under SZO §5.5 and §4.4.1 for rear yard setback. BB zone. Ward 4. |



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|--|--|
| Date(s) of Hearing(s):   | 8/8  |
| Staff Recommendation:  | SP: Conditional approval<br>V: Unable to recommend |
| ZBA Action:  | --   |
| <p>Richard DiGirolamo: gave overview of project.</p> <p>Meredith Porter (104 Josephine Ave): concerned about affordable housing. Wants 20% rather than 1 unit. Planner White: with extensions, old underlying zoning controls decision, so understands concern but cannot let it affect decision.</p> <p>Rossetti: nothing has changed since variance was last considered, so fine with granting it again. Fontano: wants to spruce up the neighborhood.</p> <p>Richard Rossetti made a motion to conditionally approve the variance. Elaine Severino seconded. Motion passed 5-0 with Anne Brockelman voting for Josh Safdie.</p> <p>Richard Rossetti made a motion to conditionally approve the special permit. Elaine Severino seconded. Motion passed 5-0.</p> |  |

| <b>14 Pearl Street (ZBA 2018-23) (re-advertised)</b>   |   |
|--|---|
| Applicant:   | Adragna Dedic, LLC  |
| Property Owner:  | Adragna Dedic, LLC  |
| Agent:   | Richard G. DiGirolamo   |
| Legal Notice:  | Applicant and Owner, Adragna Dedic, LLC, seeks Special Permits under §4.4.1 of the SZO to substantially alter a non-conforming structure through additions and raising the roofline. GFA will increase by more than 25%. Number of units will increase from one to three. Parking relief requested under §9.13 of the SZO. RB zone. Ward 1. |
| Date(s) of Hearing(s):   | 8/8   |
| Staff Recommendation:  | Conditional approval  |
| ZBA Action:  | --  |
| <p>The Applicant submitted a request to continue to August 22, 2018. Richard Rossetti made a motion to continue the application to August 22, 2018. Elaine Severino seconded. Motion passed 5-0.</p> |   |

### **Other Business:**

Approve minutes from July 18, 2018 meeting.

Richard Rossetti made a motion to approve the minutes. Elaine Severino seconded. Motion passed 5-0.

*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>



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