



CITY OF SOMERVILLE, MASSACHUSETTS
STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE, MAYOR

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FREDERICK J. LUND, *SENIOR DRAFTSMAN*

Case #: ZBA 2008-53
Site: 163 Hudson Street
Date: October 8, 2009
Recommendation: Continuance

PLANNING STAFF REPORT

Site: 163 Hudson Street

Applicant Name: Afarin Bellisario
Applicant Address: 79 Cliff Road, Wellesley, MA
Property Owner Name: same
Property Owner Address: same
Alderman: Trane

Legal Notice: The applicant 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.

Zoning District/Ward: RB / 5

Zoning Approval Sought: Special Permit under SZO§4.4.1

Date of Application: September 15, 2008

Original Date(s) of Meeting/Public Hearing: [PB: 11/6/08 / ZBA: 11/19/08]

Date of Decision: N/A

Vote: N/A

The Zoning Board of Appeals stated at their September 16, 2009 meeting that no further continuances would be granted unless this proposal begins to move through the process and be heard at the Planning Board. This proposal has been on the Planning Board agenda since November 6, 2008. There is strong community interest in this proposal and several community meetings have been held by Alderman O'Donovan and Alderman White. These meetings have been constructive. A complete redesign of the addition and several revisions to the proposal has been presented to the Planning Staff and community.

The latest revision received by Planning Staff on October 5, 2009 is attached to this report. Staff agrees with the Zoning Board that the project must begin to move forward toward a final decision, but would like additional time to review this new proposal and requests a continuance until the October 22, 2009 Planning Board meeting.

