

ZONING BOARD MINUTES MAY 15TH, 2024

The meeting of the Zoning Board of the Borough of Somerville was called to order by Chairman Arthur Adair at 7:00 p.m. and stated that adequate notice of this meeting had been provided in accordance with the “Open Public Meetings Act”.

Board Members Present: Arthur Adair, Ed Allatt, Morgan McLachlan, Richard O’Neill, Roberta Karpinecz, Brian Vadimsky, Eric Alvarez and Stewart Daniels

Board Members Absent: John Flores

Professional Present: F. Clifford Gibbons, Esq., Board Attorney and Michael Cole, Board Planner and Engineer

Pledge of Allegiance to the Flag

Approval Minutes

Upon a motion by Richard O’Neill, seconded by Morgan McLachlan, the minutes of April 17th, 2024, were approved upon a roll call vote.

Roll Call Aye: Arthur Adair, Morgan McLachlan, Richard O’Neill, Roberta Karpinecz, Brian Vadimsky, Eric Alvarez

Nay: None

Abstain: None

See transcript.

Resolutions

23-015Z

6 West Cliff LLC

6 West Cliff Street

B108 L18

23-018Z

90 Grove Street LLC

90 Grove Street

B71 L13

Conversation was had amongst the board and its professionals regarding the above-mentioned resolutions. It was stated that the resolution will be carried to the next meeting as there are unresolved points within. A lengthy discussion was had regarding where the issues were stemming from and how the

Attorney for application 6 West Cliff Street Michael Silbert, Esq addressed the board as he took issue with some the way that the process and back and forth was being represented stating that he did not take issue with any of the items in the resolution only the language that was being used.

It was requested by the Chairman that all pending resolution be posted to the monthly meeting agenda so that the board is able to have a line of sight as well as allow the professionals to provide updates.

Hearing

2023-012Z

Harabin

159 W Summit Street

B134 L4

Chairman Adair called upon the applicant Harabin – 159 W Summit Street.

At this time Mr. McLauchlan recused himself from the hearing being the next-door neighbor to the applicants.

F. Clifford Gibbons, Esq., Board Attorney then swore in Alicia Harabin who presented to the board that the application is to expand the second floor on the home and expand the board area while bringing home more in line with the aesthetic of the rest of the neighborhood.

F. Clifford Gibbons, Esq., Board Attorney then swore in the projects architect Mr. Joseph Primiano whom testified to the variances that the project was seeking including some C variances, bulk variances, and a D variance for FAR. Mr. Primiano explained that the applicant is looking to take their partial second floor that currently exists and make it a full second floor affecting the requirements for side yard setback on the right side of the residence the other being a FAR that is currently 31.59% where 30% is a maximum with it going up to 40.34% with proposed renovation. The last variance they are seeking would be one for improvement coverage that is currently at 41.12% increasing to 41.96% where 40% is the maximum.

Mr. Primiano expressed that the intent is to add some more space for the family within their four-bedroom house. He also explained that the plan will also modernize the house by adding siding over the masonry, adding new windows, adding a porch and inmove the character of the neighborhood.

Mr. Primiano then provided testimony highlight the positive and negative criteria of the application and the criteria for the d (4) variance and provided commentary on the suitability of the site including the RSIS and parking requirements that are satisfied. He also provided testimony that the attached would-be unable space likely a hatch or pull-down stair for access and that it is not intended to be any kind of livable or habitable space, also stating that the basement is currently unfinished and consisted of storage and mechanical spaces.

Michael Cole, Board Planner and Engineer asked Mr. Primiano several questions including windows, roofing, sidewalk repairs, and shade trees. Followed by questions from Board Attorney F. Clifford Gibbons, Esq related to shared driveway agreement with neighbor.

Chairman Adair opened up to questions from the board of the testimony given. Hearing none.
Chairman Adair opened up to questions and comments from the public. Hearing none the public session was closed.

Attorney for the Zoning Board, F. Clifford Gibbons, Esq. then provided a summary of conditions for the resolution.

Upon a motion by Richard O’Neill, seconded by Roberta Karpinecz, the application 2023-012Z 159 West Summit Street was approved upon a roll call vote.

Roll Call Aye: Arthur Adair, Ed Allat, Richard O’Neill, Roberta Karpinecz, Brian Vadimsky, Eric Alvarez, Stew Daniels

Nay: None

Abstain: None

See transcript.

Chairman’s Comments

None.

Adjourn

Upon a motion by Richard O’Neill, seconded by Roberta Karpinecz, the adjournment of the Zoning Board Meeting of May 15th, 2024, was unanimously approved upon a roll call vote.

Roll Call Aye: Arthur Adair, Ed Allatt, Richard O’Neill, Roberta Karpinecz, Brian Vadimsky, Eric Alvarez and Stewart Daniels

Nay: None

Abstain: None

The Zoning Board Meeting of May 15th, 2024 was adjourned at 7:42 p.m.