

Zoning Board Minutes: August 6th, 2025

The meeting of the Zoning Board of the Borough of Somerville was called to order by Chairman Art 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, and Stewart Daniels

Board Members Absent: Brian Vadimsky, John Flores, Eric Alvarez,

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

Board Members Absent:

Pledge of Allegiance

Minutes

The minutes from the prior meeting (July 16th, 2025) were approved.

Motion: Richard O’Neill

Second: Morgan McLachlan

Roll Call: **Aye:** Arthur Adair, Ed Allatt, Morgan McLachlan, Richard O’Neill, Roberta Karpinecz, and Stewart Daniels

Nay: None

Abstain: None

Resolution

2024-008Z

Fatos Ahmeti

121 S Bridge Street

B 60/L 4

Motion: Richard O’Neill

Second: Roberta Karpinecz

Roll Call: **Aye:** Arthur Adair, Ed Allatt, Morgan McLachlan, Richard O’Neill, and Roberta Karpinecz

Nay: None

Abstain: None

Application Hearing

2025-011Z

Keith and Megan Parsi

79 Southside Ave

B 57/L 11

The hearing for 79 Southside Avenue involved applicants Keith and Megan Parsi's seeking variances to renovate their existing cape-style home into a two-story colonial residence. Architect Hernandez presented detailed plans for a comprehensive renovation that would replace the existing 445-square-foot cape-style second floor with a full 862-square-foot second floor addition, including two bedrooms, two bathrooms, and a home office. The project also included a complete gut renovation of the existing first floor, a new 40-square-foot front foyer addition, and a 10-foot by 4-foot covered concrete porch.

The application required two variances: one for the existing non-conforming side yard setback (5.7 feet where 8 feet is required) and another for the proposed front yard setback due to the new foyer and porch (19.25 feet where 25 feet is required). Hernandez argued that these variances were justified by the property's constraints and that the substantial improvements would benefit the neighborhood. After a thorough presentation, the board unanimously approved the application.

Motion: Richard O'Neill

Second: Morgan McLachlan

Roll Call: **Aye:** Ed Allatt, Morgan McLachlan, Richard O'Neill, Roberta Karpinecz, and Stewart Daniels

Nay: None

Abstain: None

Discussion

None.

Chairman's Comments

None.

Adjourn

A motion was made by Morgan McLachlan, seconded by Rich O'Neill for the adjournment of the Zoning Board of Adjustment meeting of August 6th, 2025. This was unanimously approved.

The Zoning Board of Adjustment meeting of August 6th, 2025 was adjourned at 7:32 p.m.