



**CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE, MAYOR**

STAFF PRESENT

MADELEINE MASTERS, *PLANNING DIRECTOR*
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS PRESENT

LINDA BOHAN
JAMES KIRYLO
ELIZABETH MORONEY

MINUTES

The Somerville Planning Board held a public meeting on **Thursday, January 17, 2008** at **6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Continued Cases for the Zoning Board of Appeals:

34 Allen Street: (Applicants: Anthony Pasquale; Owner: Allen Street Realty Trust; Agent: Richard DiGirolamo Esq.) The Applicant seeks a special permit under SZO §4.5.1 to change from one non-conforming use (factory) to another non-conforming use (recreational/health club). Residence B (RB) zone - Ward 2.

The Applicant requested a continuance.

39 Endicott Avenue: (Applicant & Owner: Endicott Partners, LLC; Agent: Richard Di Girolamo) The Applicant seeks Special Permit with Site Plan Review approval from the Planning Board under SZO §7.3 in order to construct an eight unit apartment building (including one affordable unit) on a 12,504 s.f. parcel in a Residence B (RB) zone - Ward 7.

The Applicant requested a continuance.

Review of New Cases for the Zoning Board of Appeals:

64 Berkeley St: (Applicant & Owner: Joan Lawson; Agent: Scott Vaughn) The Applicant seeks a special permit (SZO §4.4.1) to construct a deck that will be dimensionally nonconforming in terms of the side yard setback under SZO §8.5.H. Residence A (RA) zone - Ward 3.

Agent and architect Scott Vaughn and the son of applicant & owner Joan Lawson, Harry Lawson, briefly described the project and spoke in favor of approval. The Planning Board had no concerns regarding the project.

Ms. Moroney made a motion to accept the staff's recommendation of conditional approval. Ms. Bohan seconded. Motion carried 3-0.



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103 Thurston St. (Applicant & Owner: Masha Shoykhet; Agent: Mikhail Deychman) The Applicant seeks a special permit (SZO §4.4.1) to expand a dimensionally nonconforming deck that will be dimensionally nonconforming in terms of the rear yard setback under SZO §8.5.I. Residence A (RA) zone. Ward 4.

Applicant & owner Masha Shoykhet and agent Mikhail Deychman briefly described the project and reasons for the application including a lack of sun to allow landscaping in the rear yard.

Planning Board discussion focused on concerns regarding the removal and preservation of existing trees in the rear yard and screening methods. The Board concluded that climbing plants should be used for screening while maximum efforts to maintain existing trees should be made. Trees that were removed or died would be replaced. Further discussion ensued regarding zoning laws governing trees.

Mr. Kirylo made a motion to accept the staff's recommendation of conditional approval with amended conditions. Ms. Bohan seconded. Motion carried 3-0.

Other Business

Acceptance of Minutes - January 3, 2008

Mr. Kirylo made a motion to accept the Planning Board minutes from January 3, 2008. Ms. Bohan seconded. Motion carried 3-0.

The Board discussed requiring posting signs near properties with active applications.

The Board discussed explaining the role of the Board before the hearings and/or stated on the agenda.