



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

**STAFF PRESENT**

CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*  
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

**MEMBERS PRESENT**

KEVIN PRIOR, *CHAIRMAN*  
LINDA BOHAN  
JOSEPH FAVALORO  
ELIZABETH MORONEY  
MICHAEL CAPUANO, ESQ. (ALT.)

**MINUTES**

The Somerville Planning Board held a public meeting and hearing on **Thursday, May 15, 2008** at **6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

**The Planning Board reviewed the following cases to make recommendations for the Zoning Board of Appeals:**

**862 Broadway:** Applicant: Le Tien and Owner: Charles Kostopoulos seek a Special Permit under SZO §4.5.1 to change the use to a dry cleaning station with processing done elsewhere.

*After staff read the updated conditions for approval, Ms. Moroney made a motion to accept the staff recommendation. Mr. Capuano seconded. Vote: 5-0. Motion carried.*

**1147 Broadway:** Applicant: Ali Sati and Owner: Shree Ganesh Realty Trust seek a special permit under SZO 9.13.a and 9.13.d to provide parking on a separate lot for a restaurant use.

*The Owner explained that he is trying to bring business to Teele Square. After staff read the conditions for approval, Mr. Prior made a motion to accept the staff recommendation. Ms. Bohan seconded. Vote: 5-0. Motion carried.*

**50 Inner Belt Road:** Applicant: Internap Network Services, Inc. and Owner: Penna Realty Trust seek a Special Permit with Site Plan Review for the use as a data center over 25,000 square feet (SZO § 7.11.15.c).

*Staff read the conditions for conditional approval. Ms. Moroney highlighted the environmentally friendly air conditioning practice that is proposed. The Applicant explained that it is not only a green practice but it is also cost effective.*

*Ms. Moroney made a motion to accept the staff recommendation. Ms. Bohan seconded. Vote: 5-0*

**39 Endicott Avenue:** Applicant/Owner: Endicott Partners, LLC and Agent: Richard Di Girolamo seek 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 case was continued until the next meeting.*



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

**STAFF PRESENT**

CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*  
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

**MEMBERS PRESENT**

KEVIN PRIOR, *CHAIRMAN*  
LINDA BOHAN  
JOSEPH FAVALORO  
ELIZABETH MORONEY  
MICHAEL CAPUANO, ESQ. (ALT.)

**The chair opened the public hearing to receive public comments concerning the following amendments.**  
*No one appeared to speak in favor or against the amendments.*

**Amendments to require removal of abandoned satellite dish antennas.** Amend Article 2 (Definitions) and Article 14 (Wireless Communications Facilities).

*This amendment was before the Board at a prior meeting. Ms. Moroney made a motion to accept the amendment to the Ordinance. Mr. Favaloro seconded. Vote: 5-0. Motion carried.*

**Amendments to clarify the scope of authority of the Planning Board in Planned Unit Development (PUD) applications and districts.** Amend Article 16 (Planned Unit Development (PUD)).

*Ms. Moroney stated that the Board understands that the amendment is a technicality to clarifying the language of the Ordinance and she made a motion to accept the amendment. Mr. Favaloro seconded. Vote: 5-0. Motion carried.*

**Other Business**

*Rules and Regulations Amendments: Filing fee changes. The goal is to make the fees more related to the staff time that is devoted to the varying types of projects. There would be a cap so that fees for larger projects would not be unreasonable. The last time the Board changed the fees was in 2003. Initially additional site visit fees were part of the proposal to encourage applicants to satisfy all of the conditions before calling for a site visit; however, after discussion with other staff and departments this fee was removed. Mr. Prior made a motion to accept the fee schedule. Mr. Favaloro seconded. Vote: 5-0. Motion carried.*

*The meeting was then adjourned.*

*A recording of this meeting may be obtained in the Planning Division.*