

Meeting Results

The results of the Somerville Planning Board meeting on Thursday, July 27, 2005, at 6:00 p.m. are as follows:

Public Hearings:

Public hearings for all interested parties will be held by the Somerville Planning Board on **Wednesday, July 27, 2005 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearings will be to receive public comments concerning:

100 Sturtevant Street: (Continued from 7-7-05) (Applicant: Jason Trucks Inc.; Owner: Federal Realty Investment Trust; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit to change from one non-conforming use, a truck auto body modification facility, to another non-conforming use, an auto body shop with a spray paint booth (SZO §4.5.1). Assembly Square Mixed-Use District (ASMD) zone.

Board approved Applicant's request to withdraw without prejudice.

343 Summer Street: (Continued from 7-7-05) (Applicant: Emerald Development Group, Inc.; Owners: The Dakota, LLC; Agent: Terrence P. Morris, Esq.) The Applicant seeks site plan approval under SZO §5.4 to subdivide this property into three parcels. Central Business District (CBD).

Board approved Applicant's request to withdraw without prejudice.

Additional information concerning these applications is available at the Office of Strategic Planning and Community Development in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

Review of Cases for the Zoning Board of Appeals:

8 Holts Avenue: (continued from previous meetings) (Applicant & Owner: Augusto Ustariz) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) in order to construct a rear addition and deck. Residence B (RB) zone.

Recommended conditional approval (4-0).

210 Willow Avenue: (continued from previous meeting) (Applicant: Michael Zenga; Owners: Daniel and Leslie Zenga; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) in order to build second- and third-floor rear decks and stairs onto an existing three-family dwelling. Residence A (RA) zone.

Continued to August 18, 2005.

1 Davis Square: (Applicant & Owner: 460 Somerville Avenue Trust; Agent: Adam Dash, Esq.) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1), a special permit with site plan review (SZO §7.11.9.5.c) to establish a retail store of greater than 10,000 sq. ft., a special permit with site plan review (SZO

§7.11.6.3.b) to establish a commercial health and fitness club of greater than 10,000 sq. ft., a special permit (SZO §9.13.e) for shared loading facilities and a variance for failure to provide twenty eight (28) parking spaces (SZO §9.5). This application is also subject to a Project Mitigation Contribution under SZO §15.2. Central Business District (CBD) zone.

Continued to August 18, 2005.

48-50 Hawthorne Street: (Applicants & Owners: Adam & Amy Fairhall) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a one-story addition with a roof deck on the rear of an existing two-family dwelling. Residence B (RB) zone.

Continued to August 18, 2005.

8 Mount Vernon Street: (Applicants and Owners: Fermin and Barbara Castro) The Applicant seeks a special permit under SZO §9.13.b to extend the width of the driveway curb cut from 10 feet to 19 feet. Residence B (RB) zone.

Recommended conditional approval (4-0).

121 Washington Street: (Applicant: Norman Fine; Owner: Philip Washiek; Agent: Terrie Hayden) The Applicant seeks a special permit with design review to establish a new use, a caterer preparing meals for off-site consumption (SZO §7.11.10.4.a). Residence C (RC) zone.

Recommended conditional approval (4-0).

347-349 Alewife Brook Parkway: (Applicant & Owner: John L. Pacheco) The Applicant seeks a variance from front yard parking (SZO §9.8.d) to construct a parking space in the front yard of an existing dwelling. Residence A (RA) zone.

Recommended denial (4-0).

191 Highland Avenue: (Applicant & Owner: Joseph Sater) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to relocate an elevator and enlarge an existing egress door, a special permit for shared parking (SZO §9.13.e) to use parking spaces located on three other lots on Belmont Street, and a revision to a previously issued special permit (SZO §5.3.8). Residence C (RC) and Residence A (RA) zone.

Continued to August 18, 2005.

34 Glenwood Road: (Applicant: John McNally; Owners: John McNally & Dana Guthrie) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to make changes to stairs at the rear of a two-family dwelling. Residence B (RB) zone.

Recommended conditional approval (4-0).

51 Liberty Avenue: (Applicant: Paul Lu; Owners: Paul Lu, Rino Un, Dolores Un, and Jeanne Un; Agent: Richard G. DiGirolamo) The Applicant seeks a variance from front

yard parking (SZO §9.8.d) in order to construct a parking space in the front yard of an existing dwelling. Residence A (RA) zone.

Recommended denial (4-0).