



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**PLANNING BOARD**  
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**MAYOR**

**STAFF**

EAMON MCGILLIGAN, *EXECUTIVE DIRECTOR*  
LARA CURTIS, *LAND USE PLANNER*  
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

**MEMBERS**

LINDA BOHAN  
JOSEPH FAVALORO  
ELIZABETH MORONEY  
JAMES KIRYLO  
KEVIN PRIOR, *CHAIRMAN*

**AGENDA**

The Somerville Planning Board will hold a public meeting on **Thursday, September 1, 2005 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

**Public Hearing (continued from 8-18-05):**

A proposed amendment to the City of Somerville zoning map to rezone the properties at **339, 341, 343, 345 and 349 Summer Street**, referenced by the City Assessor as Map 25, Block D, Lots 31, 32, 33, 34 & 35, from Central Business District (CBD) zoning to Residence A (RA) zoning.

Copies of the proposed amendment may be reviewed 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:**

**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.

**48-50 Hawthorne Street:** (continued from previous meeting) (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.

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**1 Davis Square:** (continued from previous meeting) (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.

**191 Highland Avenue:** (continued from previous meeting) (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.

**257 Elm Street:** (continued from previous meeting) (Applicant: Diesel Café Inc.; Owners: Paul and Joe Errico) The Applicant seeks a variance for failure to provide parking (SZO §9.5.10.a) in order to increase the seating capacity for the café restaurant from 64 seats to 110 seats. Central Business District (CBD) zone.

**199 Summer Street:** (continued from previous meeting) (Applicant & Owner: Steve Aloise; Agent: Scott Vaughn) The Applicant seeks a special permit to expand a non-conforming use (SZO §4.5.3) and a special permit with site plan review (§7.3) to convert two commercial units into two residential units on a lot with an existing five-family dwelling. The Applicant also seeks a special permit to alter a non-conforming structure (§4.4.1) to alter the front exterior stairway and decks and extend the existing roofline. Residence B (RB) zone.

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**55 Columbus Avenue:** (continued from previous meeting) (Applicant & Owner: Mary's Trust; Agent: Nicholas A. Iannuzzi) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to build an exterior enclosed staircase at the rear of the building, an enclosed wheelchair lift, and to enclose and make changes to an existing side stairway. Residence A (RA) zone.

**69-71 Winslow Avenue:** (Applicants & Owners: Jay and Elizabeth Valenta) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to build a twenty-one foot dormer on the existing two-family dwelling. Residence A (RA) zone.

**49 Dartmouth Street:** (Applicant & Owner: Brian Butler; Agent: Kathleen McCabe) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to extend the existing roof line and construct a third-floor roof deck on an existing three-family dwelling. Residence A (RA) zone.

**17 Irving Street:** (Applicant & Owner: William J. Gowan, Jr.) The Applicant is seeking to legalize an existing three-family dwelling. City records indicate the structure is a two-family dwelling. A conversion to a three-family would require a special permit (SZO §7.11.2.b), a variance from lot area per dwelling unit (§8.5.B), and a special permit (§9.13.a) for failure to provide an additional parking space. Residence A (RA) zone.

**205 Summer Street:** (Applicant and Owner: Jon DeMartinis; Agent: Michael Pignatiello) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a first floor deck and alter existing decks, and a variance from maximum height (§8.5.f) to construct a fourth floor penthouse/observation room. Residence B (RB) zone.

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**280 Broadway:** (Applicant: Fred Camerato; Owner: Camber Associates, LLC; Agent: Richard G. Di Girolamo) The Applicant seeks a special permit with site plan review to construct two two-family dwellings on a lot with an existing six-unit dwelling (SZO §7.11.1.d). Business A (BA) zone.

**Any other business**