

## Meeting Results

The results of the Somerville Planning Board meeting on September 15, 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 **Thursday, September 15, 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:

**133 Middlesex Avenue (former Assembly Square Mall):** (Owner & Applicant: Federal Realty Assembly Square, LLC; Agent: William Morrow). The Applicant seeks a special permit under Somerville Zoning Ordinance (SZO) §6.4.14.c to install signage in excess of the maximum height requirements. Proposed is a new pylon sign and logo signs on a clock tower. Assembly Square Mixed-Use District (ASMD) zone.

**Public hearing opened and testimony taken. Recommended conditional approval (4-0).**

**70 - 84 Webster Avenue:** The Applicant seeks a special permit with site plan review for a major amendment (SZO §16.11.2) to a previously approved Planned Unit Development (PUD) Master Plan, in order to incorporate the property at 70-80 Webster Avenue into the Master Plan.

In addition, the Applicant seeks a special permit with site plan review (SZO §16.8.3) for approval of a phase of a PUD. Special permits with site plan review are also sought (SZO 7.11.10.1, §7.11.10.2, §7.11.9.1.a, §7.11.7.1.a, 7.11.9.13.a) to construct a four-story building at 84 Webster Avenue that would contain a mix of restaurant, retail, office and craft/artist work studios. The Applicant also seeks a special permit with site plan review (SZO §7.11.1.c) to construct forty-six (46) dwelling units at 70-80 Webster Avenue. This residential development is subject to Inclusionary housing requirements (SZO §13.2). Waivers are also sought (SZO 16.5.4) from the minimum lot area per dwelling unit requirements (SZO §16.5.1.b) and minimum setback requirements (SZO 16.5.1.g). Planned Unit Development-B (PUD-B) zoning district.

**Public hearing opened and testimony taken. Record remains open for written testimony until September 30, 2005. Continued to October 6, 2005.**

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:**

**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.

**Applicant has requested to withdraw without prejudice.**

**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.

**Continued to October 6, 2005.**

**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.

**Continued to October 6, 2005.**

**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.

**Recommended conditional approval (4-0).**

**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.

**Continued to October 6, 2005.**

**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.

**Recommended conditional approval (4-0).**

**280 Broadway:** (continued from previous meeting) (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.  
**Continued to October 6, 2005.**

**331-333 Broadway:** (Applicant: Sprint Spectrum, LP; Owner: Princeton Realty Trust Agent: Ken Adam/Atlantic Western) The Applicant seeks a special permit under §7.11.15.3 to construct a roof top wireless telecommunications facility. Business A (BA) zone.  
**Recommended conditional approval (4-0).**

**33 Bromfield Road:** (Applicant & Owner: William Duffy; Agent: Joseph Parrella) The Applicant seeks a special permit to make various alterations and improvements to the existing nonconforming three-family dwelling (SZO §4.4.1). Residence A (RA) zone.  
**Recommended conditional approval (4-0).**

**6 Campbell Park Place:** (Applicant & Owner: Eric Bornstein) The Applicant seeks a special permit (SZO §7.11.4.h) to convert an existing garage into an artist's workshop. Residence B (RB) zone.  
**Recommended conditional approval (4-0).**

**29 Conwell Street:** (Applicant: Deborah Marya Axner; Owners: Mark Niedergang and Deborah M. Axner) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to build an addition to the third floor of an existing two-family dwelling. Residence A (RA) zone.  
**Recommended conditional approval (4-0).**

**7 Garfield Avenue:** (Applicants & Owners: Charles F. & Jean P. Roderick; Agent: Adam Dash) The Applicant seeks a special permit for multiple dwellings (SZO §7.11.1.c) to add a dwelling unit to an existing four-family dwelling and a special permit for parking on a separate lot (§9.13.d). Central Business/Industrial A (CBD/IA) zone.  
**Continued to October 6, 2005.**

**41-43 Magnus Avenue:** (Applicant & Owner: Steven J. Luis, Agent: Derick Snare) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a variance from minimum lot area per dwelling unit (§8.5.B) to build a third story and change an existing two-family dwelling into a three-family dwelling. Residence B (RB) zone.  
**Recommended denial (4-0).**

**205 Washington Street:** (Applicant: Cafasso Properties, LLC; Owner: Martin Cafasso Agent: Richard G. Di Girolamo, Esquire) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to add new patio doors, roof decks, penthouses, and reconfigure the windows and entryway of an existing seven family dwelling. Residence B (RB) zone.

**Recommended conditional approval (4-0).**