



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
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KEVIN PRIOR, *CHAIRMAN*

AGENDA

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

Public Hearings:

Public hearings for all interested parties will be held by the Somerville Planning Board on **Thursday, October 6, 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:

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.

Subdivision of the Immaculate Conception Parish and Matignon High School: The Applicant and Owner, Roman Catholic Archbishop of Boston, along with Agent, John R. Burns, are seeking Site Plan Approval (Somerville Zoning Ordinance §5.4) in order to subdivide an existing land parcel containing the Matignon High School and the Immaculate Conception Parish, located on Matignon Road at the Somerville and Cambridge City Line. The existing land parcel would be subdivided into three separate parcels of 199,332s.f., 337,181s.f., and 9,010s.f.

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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:

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.

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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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.

7 Garfield Avenue: (continued from previous meeting) (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.

200 Inner Belt Road: (Applicant, John Austin & Fine Art Storage Partners; Owner, Herb Chambers Inner Belt Road, LLC). The Applicant seeks a special permit with site plan review for wholesale storage under §7.11.13.1.1.b of the Somerville Zoning Ordinance (SZO) in order to use the existing building at 200 Inner Belt Road as an arts storage facility. The Applicant also seeks revisions to a previously issued special permit with site plan review (§5.3.8 SZO) to enclose an existing loading dock and create a new loading dock. Finally, the Applicant seeks a special permit (§9.13.f SZO) for a reduction in parking requirements. This application is subject to a Project Mitigation Contribution under Article 15 of the SZO. Industrial A (IA) zoning district.

7 Hill Street: (Applicant: Won Buddhist Center; Owner: Won-Buddhist of Boston; Agent: YU Corporation) The Applicant seeks a special permit (S.Z.O. §9.13.a) for failure to provide parking and a special permit (§9.13.b) for modification of parking/loading area design standards to establish a house of worship. Residence A (RA) zoning district.

46 Concord Avenue: (Applicant & Owner: Sara Showstack) The Applicant seeks a special permit (SZO §4.4.1) to remove the existing roof and add a third floor to an existing two-family dwelling. Residence B (RB) zoning district.

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288-290 Beacon Street: (Applicant & Owner: Jean Nevaras; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (S.Z.O. §4.4.1) to add a second story for two residential units, a special permit (§9.13.b) for modification of parking design standards, and a revision to a previously issued special permit (§5.3.8). Residence C (RC) zoning district.

73 Hancock Street: (Applicant & Owner: Charles W. Ahern) The Applicant seeks a special permit (SZO §4.4.1) to construct a dormer on an existing two-family dwelling. Residence A (RA) zoning district.

492 Medford Street: (Applicant & Owner: Rocco Pulino; Agent: Domenic F. Valente) The Applicant seeks revisions to previously approved plans for a single-family home. The revisions, if approved, would reduce the side yard and rear yard setbacks, and allow for finished basement living space. Residence C (RC) zoning district.

Any other business