

Meeting Results

The results of the Planning Board meeting held October 20, 2005, at 6:00 p.m. are as follows:

Public Hearings:

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Committee on Legislative Matters on **Thursday, October 20, 2005 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

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.

Public hearing opened and testimony taken. Planning Board recommended denial of proposed amendment (4-0). Board of Aldermen Committee on Legislative Matters recommended approval of proposed amendment (3-0).

The Somerville Planning Board will also hold public hearings for all interested parties on **Thursday, October 20, 2005 at 7:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearings will be to receive public comments concerning:

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.

Public hearing re-opened. No testimony was submitted. Planning Board approved proposed subdivision (4-0).

26 Chestnut Street: (Applicant & Owner: Lawrence Realty Trust, Agent: Richard J. Levin, Esq.) The Applicant seeks Site Plan Approval from the Planning Board under §5.4 & §8.8 of the Somerville Zoning Ordinance (SZO) in order to subdivide an existing land parcel into two separate parcels of 28,627s.f. and 26,310s.f. The Applicant will also be seeking variances from the Zoning Board of Appeals from §8.5.C and §8.5.D of the SZO, to exceed the maximum ground coverage requirements and for failure to meet minimum landscaping requirements. Industrial A (IA) zone.

Public hearing opened. No testimony was submitted. Planning Board approved proposed subdivision (4-0).

Copies of the proposed map amendment and subdivisions, as well as additional information, 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:

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.

Planning Board 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 November 3, 2005.

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.

Planning Board recommended denial (4-0).

7 Hill Street: (continued from previous meeting) (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.

Continued to November 3, 2005.

288-290 Beacon Street: (continued from previous meeting) (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.

Continued to November 3, 2005.

11 Bow Street: (Applicant & Owner: Shahram Moghaddam.) The Applicant seeks a special permit (SZO §4.4.1) to make alterations to the existing nonconforming building;

such as, but not limited to, new windows and door openings. Central Business District (CBD) zone.

Planning Board recommended conditional approval (4-0).

67 Dane Street: (Applicant & Owner: Alain Jehlen; Agent: Mark Howland) The Applicant seeks a special permit (SZO §4.4.1) to expand the second and third floors of the existing single-family dwelling. Residence B (RB) zoning district.

Planning Board recommended conditional approval (4-0).

401 Highland Avenue: (Applicant: Santokh Singh; Owner: Demi Samallas; Agent: Richard Smart) The Applicant seeks a special permit with site plan review (S.Z.O. §7.11.10.2.1.c) to establish a fast order food establishment with no drive-up service and a variance for failure to provide required parking (§9.5.10) to establish a Quizno's restaurant. Central Business District (CBD) zoning district.

Continued to November 3, 2005.

22 McGrath Highway: (Applicant: Bob's Stores/TJX Companies; Owner: Charter Realty; Agent: David Lafo, American Sign Inc.) The Applicant seeks a variance from maximum sign height requirements (S.Z.O. §12.4.1.b(1)) to install a sign more than twenty-five feet (25') above grade. Business A (BA) zoning district.

Continued to November 3, 2005.

2 Windsor Road: (Applicant & Owner: Joseph Chromy, Jr.) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to build a dormer on the roof of the existing two-family dwelling which is located in a Residence A (RA) zoning district.

Planning Board recommended conditional approval (4-0).

22 Prospect Hill Avenue: (Applicant & Owner: Sonia Lipson) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to move and renovate an existing carriage house in a Residence A (RA) zoning district.

Planning Board recommended conditional approval (4-0).

Any other business

Planning Board approved the forwarding to the Board of Aldermen of a proposed amendment to Article 13 of the Somerville Zoning Ordinance (4-0).