



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
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, November 17, 2005 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

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, November 17, 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 Zoning Amendment sponsored by Alderman Provost:

Proposed amendments to the Zoning Ordinance of the City of Somerville with respect to Article 2 "Definitions," Article 3, "Enforcement, Board Of Appeals, And Amendments," Article 4, "Nonconforming Uses And Structures," Article 7, "Permitted Uses," Article 8, "Dimensional Requirements" and Article 13, "Inclusionary Housing." These amendments, amongst other things, seek to establish a "Zoning Administrator" position, to more clearly define nonconforming structures and alterations to nonconforming structures, and to no longer allow residential density bonuses in Residence A and Residence B zoning districts.

A Zoning Amendment sponsored by Alderman Provost:

A proposed amendment to the Zoning Ordinance of the City of Somerville with respect to Article 9, "Off-street Parking and Loading." The proposed amendment would create bicycle parking and access standards.

Continued on next page



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
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*

Continued from previous page

A Zoning Amendment sponsored by the Planning Board:

A proposed amendment to the Zoning Ordinance of the City of Somerville with respect to Article 13, "Inclusionary Housing." The proposed amendment is intended to clarify and improve upon the sales price formula for affordable housing units as set forth under §13.3.3 of the Zoning Ordinance.

A public hearing for all interested parties will be held by the Somerville Planning Board on **Thursday, November 17, 2005 at 7:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

55 Mystic Avenue: (Applicant: Roman Iron Works; Owner: Gordon Ashton; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit to change from one non-conforming use, an oil company, to another non-conforming use, a metal fabrication shop (SZO §4.5.1). Assembly Square Mixed-Use District (ASMD) zone.

Copies of the proposed amendments and additional information concerning this application are 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.

Continued on next page



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
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*

Continued from previous page

Review of Cases for the Zoning Board of Appeals:

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.

401 Highland Avenue: (continued from previous meeting) (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.

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.

22 McGrath Highway: (continued from previous meeting) (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 on next page



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
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*

Continued from previous page

143 Cross Street: (continued from previous meeting) (Applicant and Owner: Controlled Construction & Engineering Inc.) The Applicant seeks a special permit (S.Z.O. § 7.11.1.c) to construct a two-family dwelling on a lot with an existing three-family dwelling. Business B (BB) zoning district.

1305 Broadway: (Owner: Cosmo DiTucci, Applicant: Thomas Serio, Owner: Nicholas A. Iannuzzi, Jr.) The Applicant seeks a special permit with design review (SZO §7.11.10.1.a) to establish a restaurant with seating for sixty-two (62) patrons, and a variance (SZO §5.5) for failure to comply with the parking requirements of Article 9 of the SZO. Residence C (RC) zoning district.

Any other business