

## Meeting Results

The results of the Planning Board meeting held Thursday, December 1, 2005 at 6:00 p.m. are as follows:

### **Public Hearings:**

**(Continued from November 17, 2005)**

#### 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.

**Planning Board voted unanimously (5-0) to recommend approval of proposed zoning amendment with further revisions.**

#### 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.

**Planning Board voted unanimously (5-0) to recommend approval of proposed zoning amendment with further revisions.**

**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.

**Planning Board voted unanimously (5-0) to allow Applicant to continue the case to the next meeting on Thursday, December 15, 2005.**

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.

### **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.

**Continued to the next meeting on December 15, 2005.**

**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.

**Continued to the next meeting on December 15, 2005.**

**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.

**Continued to the next meeting on December 15, 2005.**

**1305 Broadway:** (continued from previous meeting) (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.

**Continued to the next meeting on December 15, 2005.**

**7 Henderson Street:** (Applicant & Owner: Thomas J. Bullen.) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a variance from rear yard setback requirements (SZO §8.5.I) in order to build an addition to the rear of the existing single-family dwelling. Residence B (RB) zoning district.

**Planning Board voted unanimously (5-0) to recommend conditional approval of the requested special permit and voted unanimously (5-0) unable to recommend approval of the requested variance.**

**24 Pinckney Street:** (Applicant & Owner: William Schofield) The Applicant seeks a special permit (SZO § 4.4.1) to alter the existing roofline and construct a deck on an existing three-family dwelling. Residence B (RB) zoning district.

**Planning Board voted unanimously to recommend conditional approval (5-0).**

**508 Somerville Avenue:** (Applicant: Luciano Rossetti; Owner: Benjamin J. Rossetti; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (SZO §4.5.3) to expand a non-conforming use to remove the existing building and rebuild a larger auto repair garage. Business A (BA) zoning district.

**Case was continued to the next meeting on December 15, 2005.**

**519 Somerville Avenue:** (Applicant & Owner: 519 Somerville Avenue Realty Trust) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) in

order to create a new egress door on an existing retail storefront. Business A (BA) zoning district.

**Planning Board voted unanimously to recommend conditional approval (5-0).**