



CITY OF SOMERVILLE, MASSACHUSETTS
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KEVIN PRIOR, *CHAIRMAN*

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, December 15, 2005 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearing:

(Continued from November 17, 2005)

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.

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.

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.

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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: (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.

508 Somerville Avenue: (continued from previous meeting) (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.

Any other business