



**CITY OF SOMERVILLE, MASSACHUSETTS**  
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MICHAEL A. CAPUANO, ESQ. (ALT.)

**AGENDA**

The Somerville Planning Board will hold a public hearing on **Thursday, December 18, 2008 at 6:00 p.m.** at the **Visiting Nurses Association, 3<sup>rd</sup> Floor, Community Room, 259 Lowell Street, Somerville, MA.** Following the hearings, the Planning Board will review cases for the Zoning Board of Appeals.

**Public Hearings:**

**ASSEMBLY SQUARE DRIVE:**

The Applicant and Owner, FR Sturtevant Street, LLC, and their Agent, Vanasse Hangen Brustlin, Inc. seek to revise a previously approved Special Permit with Site Plan Review-A final level approval of a phase ("Phase 1AA") of a planned unit development (S.Z.O. §16.8.3) in order to revise plans for roadways, infrastructure, and associated improvements serving Phase 1AA, all under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006. The Applicant also seeks to revise a previously approved Site Plan Approval for Subdivision for Phase 1AA (S.Z.O. §5.4). Proposed changes would also require certain conditions of earlier permits to be revised.

The owners of the parcels subject to these applications are:

FR Sturtevant Street, LLC – Parcels 99-A-2, 99-A-3, 99-A-4, 99-A-5, 99-A-7, 99-A-8, 99-A-6, 101-B-24  
FR Assembly Square, LLC – Parcels 67-A-1, 86-A-1

These parcels are also commonly known as 16-34 and 100 Assembly Square Drive (a/k/a Sturtevant Street); 123 and 147 Foley Street; the so-called "Yard 21 Parcel"; and the proposed area of Assembly Square Drive.

Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A).

**56-61 CLYDE ST, A.K.A. "MAXPAK" SITE:**

The Applicant, 56 Clyde St Acquisition, LLC, and 61 Clyde St Acquisition, LLC, seek a Special Permit with Site Plan Review final level approval of a planned unit development under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on April 3, 2008. Waivers from the Somerville Zoning Ordinance will be sought under §16.5.5 from the requirements of §9.5.1.a (number of parking spaces) and §9.11.a (dimensions of parking spaces). Waivers have already been granted under §16.5.4 for 16.5.1.g (setbacks). The Applicant is separately seeking a special permit from the Zoning Board of Appeals under §9.13.c for a shared driveway located outside the PUD boundary. Planned Unit Development Overlay District – B1 (PUD-B1).

The owners of the parcels subject to this application are:

56 Clyde St Acquisition, LLC – Parcels 33-A-24  
61 Clyde St Acquisition, LLC – Parcels 33-A-25, 33-A-26, 33-A-27, 33-A-28



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**UNION SQUARE ZONING AMENDMENTS:**

An amendment establishing six new zoning districts: [Transit Oriented Districts 55 through 135 (TOD-55, TOD-70, TOD-100, TOD-135), Arts Overlay District (AOD), Corridor Commercial District (CCD)], mapping those districts in specified areas of the Union Square / Boynton Yards vicinity, and facilitating their creation through other Citywide amendments. The proposed amendment would incorporate changes to the Zoning Ordinance of the City of Somerville with respect to the official zoning map and Articles 2, 6, 7, 8, and 9.

*This matter has been continued to the Planning Board's meeting on January 15, 2009. Oral testimony has been closed but the Planning Board's record will be kept open for written comment until noon, January 2, 2008. The Land Use Committee's record will be kept open for written comment until noon, January 30, 2008.*

**Review of Continued Cases for the Zoning Board of Appeals:**

**163 Hudson St (Case #ZBA 2008-53):** Applicant & Owner, Afarin Bellisario, seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.  
*Continuance requested.*

**51 McGrath Hwy (Case #ZBA 2008-57):** The Applicant, Marcus Group, is requesting a Variance (SZO §12.4.d) in order to attach three (3) 18 foot tall by 30 inch wide vertical banners on the building façade. IA zone / Ward 2.  
*Applicant requested withdrawal to the ZBA. No Planning Board action required.*

**Review of New Cases for the Zoning Board of Appeals:**

**42 Allen St (Case #ZBA 2008-67):** The Applicant, Mark Resnick, seeks a special permit under §4.4.1 in order to finish and legalize partially completed alterations to a non-conforming structure.  
*Continuance requested*

**7-9 Bowers Ave. (Case #ZBA 2008-68):** The Applicant is requesting a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, including tourist homes, in an owner occupied dwelling. RB zone / Ward 6.  
*Staff recommendation for Conditional Approval*

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Plans and reports are available at the City of Somerville website at the following link:  
<http://www.somervillema.gov/planningandzoning>