



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
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KEVIN PRIOR, *CHAIRMAN*

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, February 7, 2008 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Continued Cases for the Zoning Board of Appeals:

34 Allen Street: (Applicants: Anthony Pasquale; Owner: Allen Street Realty Trust; Agent: Richard DiGirolamo Esq.) The Applicant seeks a special permit under SZO §4.5.1 to change from one non-conforming use (factory) to another non-conforming use (recreational/health club). Residence B (RB) zone - Ward 2.
The Applicant requested a continuance.

39 Endicott Avenue: (Applicant & Owner: Endicott Partners, LLC; Agent: Richard Di Girolamo) The Applicant seeks Special Permit with Site Plan Review approval from the Planning Board under SZO §7.3 in order to construct an eight unit apartment building (including one affordable unit) on a 12,504 s.f. parcel in a Residence B (RB) zone -Ward 7.
Staff recommendation for conditional approval enclosed.

Review of New Cases for the Zoning Board of Appeals:

308 Beacon St: (Applicant Basnight, Buckingham & Partners, Inc. and Owner Kyle E. Gale; Agent: Adam Dash) seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure. The Applicant seeks Special Permit approval under SZO §7.11.c to build a three-story, six-unit dwelling with parking underneath in a RC zone. Ward 2. Staff recommendation for conditional approval enclosed.
Staff recommendation for conditional approval enclosed.

26 Henderson St: Applicant & Owner Patev Haase seeks a special permit (SZO §4.4.1) to construct a dormer that will be dimensionally nonconforming in terms of the front yard setback under SZO §8.5.G. RB zone. Ward 5.
Staff recommendation for conditional approval enclosed.

7 Prospect Hill Ave: Applicant & Owner Kevin Whalen seek special permits (SZO §4.4.1 & §4.5.3) to construct a one-story addition in the back and steps on the side of the dwelling to extend the residential use. RA zone. Ward 3.
Staff recommendation for denial enclosed.



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209 Cedar St: Applicants & Owners Ryan Evans and Darcy Duke seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to build a two level deck with stairs. The Applicants seek Special Permit approval under SZO §8.5H to build 4.5' into the required sideyard. RB Zone. Ward 5.

Staff recommendation for conditional approval enclosed.

503b Medford St: Applicant & Owner Broadway Investments seek a Special Permit (SZO §9.4 & §9.13a) for modification of parking requirements in order to expand an existing restaurant (currently Churrasco) into an adjacent space that is currently an office use. NB zone. Ward 5.

The Applicant requested a continuance.

Other Business

Acceptance of Minutes - January 23, 2008