



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, April 5, 2012** at 6:00 p.m. in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

New Cases to be Opened and Requesting a Continuance

331 Washington Street (Case #PB 2012-02)	
Applicant:	Jonathan Bornstein
Property Owner:	JZB Real Estate, LLC
Agent:	
Legal Notice:	Applicant Jonathan Bornstein and Owner JZB Real Estate LLC, seek Site Plan Approval under SZO §5.4 and §8.8 in order to adjust a lot line to shift 1,884 square feet from one parcel to another. RB zone. Ward 2.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	None at this time.
PB Action:	---
Current Status:	The Applicant will submit a written request to continue the application to April 19, 2012.



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New Cases to be Opened and Heard

561 Windsor Street (Case #PB 2010-04-R1-3/2012)	
Applicant:	Laurence Slotnick, Taza Chocolate
Property Owner:	Bart Bussink, Miller's River Development
Agent:	
Legal Notice:	Applicant, Laurence Slotnick, Taza Chocolate, and Owner, Bart Bussink, Miller's River Development, seek a revision under SZO §5.3.8 to Case PB 2010-07 to change approved signage and landscaping and add windows on the back of the building. The original permit included Special Permits under SZO §6.5.D.5 to alter the façade, signage and site plan. TOD-135 zone. Ward 2.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on April 5, 2012.

280 Broadway (Case #PB 2012-04)	
Applicant:	Amos G. Winter
Property Owner:	Fred Camerato
Agent:	
Legal Notice:	Applicant Amos G. Winter and Owner Fred Camerato, seek a Special Permit under SZO §7.13. Use Cluster E to establish a single dwelling unit in the rear building and a Special Permit under SZO §6.1.22.D.5.a to alter the façade of the rear building to install a second egress. CCD 55 zone. Ward 4.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on April 5, 2012.

149 Broadway (Case #PB 2012-05)	
Applicant:	Trustees of the College Avenue Methodist Church of Somerville
Property Owner:	Trustees of the College Avenue Methodist Church of Somerville
Agent:	
Legal Notice:	Applicant/Owner Trustees of the College Avenue Methodist Church of Somerville seeks a Special Permit under SZO §6.1.22.D.5 to alter the structure and install signage for a by-right religious institution. CCD 45 zone. Ward 1.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on April 5, 2012.



73-75 Union Square (Case #PB 2012-06)	
Applicant:	Independent Realty Trust
Property Owner:	Independent Realty Trust
Agent:	
Legal Notice:	Applicant and Owner Independent Realty Trust of the Independent restaurant, seeks a special permit under SZO §6.1.22.D.6 to establish an outdoor seating area. CCD 55 zone. Ward 3.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on April 5, 2012.

Other Business

Assembly Square Blocks 1 and 4 and PUD de minimis change approvals

