



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
MAYOR

STAFF

MADELEINE MASTERS, *PLANNING DIRECTOR*
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

KEVIN PRIOR, *CHAIRMAN*
LINDA BOHAN
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY
MICHAEL A. CAPUANO, ESQ. (ALT.)

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, August 21, 2008 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Proposed Zoning Amendments:

A joint public hearing for all interested parties was opened by the Planning Board and the Board of Aldermen Land Use Committee on **Thursday, July 17, 2008 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing was to receive public comments concerning:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF SOMERVILLE WITH RESPECT TO ARTICLE 6, TEMPORARILY LIMITING DEVELOPMENT FOR THE FOLLOWING PARCELS LOCATED IN THE VICINITY OF BROADWAY AND TEMPLE STREET (IDENTIFIED BY MAP-BLOCK-LOT): 58-C-6, 58-C-7, 58-C-8, 58-C-9, 70-D-5, 70-D-10, 70-D-24, 70-D-25, 70-D-27.

Notice of this public hearing was published in the Boston Herald on 6/21/08 and in the Somerville News on 6/25/08, and mailed to cities, towns, and agencies as required under the Massachusetts General Laws. The Planning Board has elected to send these notices to the owners of the above properties and to owners of all immediately abutting properties as a courtesy; this notice is not required by law.

The Planning Board kept the record open for public comment until their last meeting on August 7, 2008. The Land Use Committee of the Board of Aldermen has closed their hearing and will take no action until after receipt of the Planning Board's recommendation.

Staff recommendation for Approval

Review of Continued Cases for the Zoning Board of Appeals:

44 Park Street: Applicant & Owner: Park Street Housing Associates, LLC seek a Special Permit with Site Plan Review for 89 dwelling units, and variances for parking, minimum lot area per dwelling unit, and number of stories (4 proposed). RC / Ward 2

Staff recommendation for Conditional Approval of SPSR / Unable to recommend Variances



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
MAYOR

STAFF

MADELEINE MASTERS, *PLANNING DIRECTOR*
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

KEVIN PRIOR, *CHAIRMAN*
LINDA BOHAN
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY
MICHAEL A. CAPUANO, ESQ. (ALT.)

Review of New Cases for the Zoning Board of Appeals:

298 Beacon Street: The applicant seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to renovate the façade of the existing business. RC / Ward 2
Staff recommendation for Conditional Approval

95 Kidder Avenue: The Applicants seek a variance from SZO §9.9.c to create a second curb cut onto their property. RA / Ward 6
Staff recommendation for Denial

12-14 Marshall Street: The Applicant seeks Special Permits under SZO §9.4 to modify parking requirements (4 parking spaces) and §4.4.1 to alter a nonconforming structure in order to convert an auto body shop into a religious institution. RB / Ward 4
The Applicant has requested a continuance until the September 4, 2008 meeting.