

MEETING RESULTS

The results of the Somerville Planning Board meeting of **Thursday, May 6, 2004** are as follows:

Public Hearing:

A public hearing will be held by the Somerville Planning Board on **Thursday, May 6, 2004** 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 will be to receive public comments concerning:

775 McGrath Highway: (Applicant: The Stop & Shop Supermarket Co.; Owner: Grand Panjandrum Realty; Agent: Richard G. Di Girolamo) The Applicant seeks major amendments (SZO §16.11.2) to the previously approved plans for the Stop & Shop Planned Unit Development (PUD) to make on-site and off-site changes to traffic and parking patterns, changes to building design and landscaping, and language changes to two Conditions within the Master Plan approval and Final Level approval. Planned Unit Development Overlay District B (PUD-B) zoning district.

Applicant requested to withdraw two proposed revisions. The Planning Board Approved the remainder, with Conditions (5-0)

Review of cases for the Zoning Board of Appeals:

65 Temple Street: (Continued from 4-1-04) (Owner and Applicant: Somerville Community Corporation; Agent: Peter Graham) The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). Residential B (RB) zoning district.

Recommended Approval with Conditions (5-0)

39-41 Oak Street: (Continued from 4-15-04) (Applicants & Owners: George Dedic & Stephen Andrade; Agent: Richard G Di Girolamo) The Applicant seeks a special permit to expand a pre-existing nonconforming use (SZO §4.5.3) to construct an addition to a four-family dwelling. Residence B (RB) zoning district.

Continued to May 20, 2004

334 Washington Street, Front: (Continued from 4-15-04) (Applicant & Owner: Emmanuel M. Moore; Agent: Kevin A. Tarpley) The Applicant seeks a special permit (SZO §4.5.1) to change from one nonconforming use, wheelchair assembly (SZO

§7.11.14.A), to another nonconforming use, windshield repair and replacement (SZO §7.11.11.5). Residence B (RB) zoning district.

Continued to May 20, 2004

14 Oak Street: (Applicants & Owners: James & Maria Tully) The Applicant seeks a special permit to alter a pre-existing nonconforming structure (SZO §4.4.1) to add a third story to a two-family dwelling. Residence B (RB) zoning district.

Recommended Conditional Approval (5-0)

492 Medford Street: (Applicant and Owner: Rocco Pulino; Agent: D.F. Valente) The Applicant seeks a variance from minimum lot size (SZO §8.5.A), a variance from minimum front yard (SZO §8.5.G), and a variance from minimum side yard (SZO §8.5.H) to build a two-family dwelling. Residence C (RC) zoning district.

Recommended Denial (5-0)

70 Union Square: (Applicant: Kenneth Kelly; Owner: Select Development Corp.) The Applicant seeks a variance from a requirement for an additional 12 parking spaces (SZO §9.5.10.f) to increase the total occupancy of the bar/restaurant from 148 to 220. Central Business District (CDB) zoning district.

Applicant requests to Withdraw without Prejudice

The City of Somerville welcomes the participation of persons with disabilities. Contact the ADA Coordinator at 617-625-6600 Ext. 2400 with requests for accommodations.