



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**PLANNING BOARD**  
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LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*  
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*  
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

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JAMES KIRYLO  
ELIZABETH MORONEY  
MICHAEL A. CAPUANO, ESQ. (ALT.)

**AGENDA**

The Somerville Planning Board will hold a public hearing on **Thursday, January 15, 2008 at 6:00 p.m.** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA. Following the hearings, the Planning Board will review cases for the Zoning Board of Appeals.

**Public Hearings:**

**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. *The Planning Staff recommend that the proposed zoning be **APPROVED** as amended in the Staff Report*

*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*

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

**42 Allen St: (Case #ZBA 2008-67)** Applicant & Owner: Mark Resnick seeks a special permit under §4.4.1 in order to finish and legalize partially completed alterations to a non-conforming structure. RB zone. Ward 2.

*Continuance requested*

**7-9 Bowers Ave: (Case #ZBA 2008-68)** Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6.

*Staff recommendation for Conditional Approval*



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**369-371 Beacon St: (Case #ZBA 2008-61)** Applicant Beacon Street Hotel & Owner George Makrigrannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.

*Continuance requested*

**56 Webster Ave/520 Columbia St: (Case #ZBA 2008-65)** Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.

*Continuance requested*

**600 Windsor Pl: (Case #ZBA 2008-66)** Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.

*Continuance requested*

**68-70 Glenwood Rd: (Case #ZBA 2008-70)** Applicant & Owner Don Schuerman seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding a dormer to the right side. RB zone. Ward 5.

*Staff recommendation for Conditional Approval*

**22 Benedict St: (Case #ZBA 2008-71)** Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.

*Staff recommendation for Denial*

**29 Ames St: (Case #ZBA 2008-72)** Applicant & Owner: Nancy Roche seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding a third story dormer. RA zone. Ward 5.

*Staff recommendation for Conditional Approval*

**33 Springfield St: (Case #ZBA 2008-73)** Applicant & Owner: Scott Barrett seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by extending a third floor above the existing second floor. RB zone. Ward 2.

*Staff recommendation for Conditional Approval*



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**Other Business:**

Signing Mylars of Approved Subdivision for Assembly Square Roadway

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