



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

STAFF

LARA CURTIS, *LAND USE PLANNER*
MARTHA TAI, *PLANNER/ZONING ADMINISTRATOR*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

LINDA BOHAN
JOSEPH FAVALORO
ELIZABETH MORONEY
JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, June 15, 2006** at **6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearings:

A joint public hearing for all interested parties will be held by the Board of Aldermen Land Use Committee and the Somerville Planning Board on **Thursday, June 15, 2006**, 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:

A Zoning Amendment sponsored by Alderman Roche:

Proposed amendments to the Zoning Ordinance of the City of Somerville with respect to Article 2 "Definitions," Article 5, "Special Permits, Special Permits with Site Plan Review, Site Plan Approval and Variances," Article 6, "Establishment of Zoning Districts," Article 7, "Permitted Uses," Article 9, "Offstreet Parking and Loading," and Article 16, "Planned Unit Development." These amendments seek to make changes to the Assembly Square Mixed-Use District.

A Zoning Amendment sponsored by Aldermen White, Provost and Gewirtz:

A proposed amendment to the Zoning Ordinance of the City of Somerville establishing a Transit Overlay District applicable to the Assembly Square Mixed-Use District, and the designation of the Assembly Square Mixed-Use District as a Smart Growth Zoning District as defined in the provisions of M.G.L. c. 40R.

A Zoning Amendment sponsored by Alderman Roche:

Continued on next page



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

STAFF

LARA CURTIS, *LAND USE PLANNER*
MARTHA TAI, *PLANNER/ZONING ADMINISTRATOR*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

LINDA BOHAN
JOSEPH FAVALORO
ELIZABETH MORONEY
JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

Continued from previous page

A proposed amendment to Article 6 of the Zoning Ordinance of the City of Somerville establishing an Assembly Square Smart Growth Overlay Zoning District pursuant to the authority of M.G.L. c.40R and c.40S, which would overlay the parcels in the Assembly Square Mixed-Use District.

(Continued from June 1, 2006)

111 South Street, 153 South Street, 21 Earle Street: The Applicant and Owner, Boynton Yards Lofts LLC, and their Agent, William J. Smith of Intercontinental Developers Inc., seek approval of a preliminary master plan (S.Z.O. §16.8) for a PUD project, involving a special permit with site plan review (S.Z.O. §7.11.1.c) to construct 207 dwelling units in three buildings. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2). Waivers are sought (S.Z.O. §16.5.4) from minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1) and the mixed-use requirement (S.Z.O. §16.5.3). A variance is also sought for failure to provide enough parking spaces (S.Z.O. §9.5.1). Planned Unit Development-B (PUD-B) Overlay zoning district.

Copies of the proposed amendments and additional information concerning this application is available at the Office of Strategic Planning and Community Development in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

Review of Cases for the Zoning Board of Appeals:

Continued on next page



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

STAFF

LARA CURTIS, *LAND USE PLANNER*
MARTHA TAI, *PLANNER/ZONING ADMINISTRATOR*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

LINDA BOHAN
JOSEPH FAVALORO
ELIZABETH MORONEY
JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

Continued from previous page

288-290 Beacon Street: (continued from previous meeting) (Applicant & Owner: Jean Nevaras; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (S.Z.O. §4.4.1) to add a second story for two residential units and a variance (§9.5.1.a) for failure to provide parking for the new units. Residence C (RC) zoning district. **(The Applicant has requested review of this application be continued to the next Planning Board meeting on July 6, 2006.)**

1 Fitchburg Street: (continued from previous meeting) (Applicant: Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless; Owner: Brickbottom Condominium Trust; Agent: Carl Gehring) The Applicant seeks a special permit to install a wireless communications facility on the roof of an existing residential building (SZO §7.11.15.3). Industrial A (IA) zone.

6-8 Beacon Street: (Applicant: Chestnut Hill Partners; Owner: Inman Square Lofts, LLC; Agent: Robert Muriarty) The Applicant seeks a variance (SZO §8.5.F) to construct a seven-unit dwelling beyond the allowable height requirements. Residence C (RC) zone. **(The Applicant has requested review of this application be continued to the next Planning Board meeting on July 6, 2006.)**

15 Bonair Street: (Applicants & Owners: Farkhanda T. Shah) The Applicant seeks a special permit (SZO §4.4.1) to alter a non-conforming structure to rebuild the third floor of an existing three-family dwelling. Residence B (RB) zone.

49 Elm Street: (Applicant: SC Construction, Inc; Owner: Roshan Paris) The Applicant seeks a special permit (SZO §4.4.1) to construct two rear decks on the second and third floor of an existing three-family residential dwelling. Residence C (RC) zone.

71 Wallace Street: (Applicant and Owner: Michael Coffey) The Applicant seeks a special permit (SZO§ 4.4.1) to construct a two-story addition to a single-family non-conforming dwelling. Residence A (RA) zone.

Any other business