



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

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, January 20, 2011 at 6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

230 Somerville Ave: (Case # PB 2010-20) Applicant and Owner TYR Realty 2 Trust seek a Special Permit under SZO §4.5.1 to change from one non-conforming use to another non-conforming use to establish a light manufacturing use (SZO §7.13.h) for a product assembly business (Cue Acoustics) in an existing structure. CCD-55 Zone. Ward 2.

Requests continuance

61 Union Sq: (Case #PB 2010-22) Applicant, Somerville Community Access Television, Inc, and Owner, City of Somerville, seek a special permit under SZO §6.1.22.D.5 to alter signage on the building. CCD 55 zone. Ward 2.

Recommends conditional approval.

378, 380, 384, 388 and 390 Somerville Ave: (Case #PB 2010-23) Applicant W. James Herbert & Jean Herbert and owners W. James Herbert, Sr., & Jean L. Herbert, and The William James Herbert Family Trust & the Jean L. Schultz Herbert Family Trust seek a special permit with site plan review under SZO §6.1.22.D.1 to construct a new five story building and a special permit to establish 30 residential units in the building (§7.13.E). The building would also include approx. 6,500 sf of retail and 36 parking spaces, 30 of which would be underground. The applicant proposes to retain the façade of the historic structure at 378-384 Somerville Avenue and incorporate it into the new building. The structures at 388 and 390 Somerville Avenue would be demolished. CCD-55 zone. Ward 2.

Requests continuance



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



A **public meeting** for all interested parties will be held by the Planning Board on **Thursday, January 20, 2011 at 6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

35R Lexington Ave: (Case # ZBA 2009-45) The Applicant/Owner Christos Poutahidis is seeking a Special Permit with Site Plan Review (SZO §5.2) to have two principle structures (two single-family dwellings) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). RA zone. Ward 5.

Requests continuance.

15 Park Pl: (Case # ZBA 2009-42) Applicant Keith Glover and Lenore Hill & Owner Thomas Costagliola seek a Special Permit under SZO §4.4.1 in order to enlarge a non-conforming garage into an approximately 4,000sf two-family dwelling. RB zone. Ward 2.

Requests continuance.

71 Linwood St: (Case #ZBA 2010-70) Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seeks a Special Permit with Site Plan Review under SZO §5.2.1 to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2.

Requests continuance

289 Highland Ave: (Case #ZBA 2010-75) Applicant T-Mobile Northeast, LLC & Owner 289 Highland Ave Realty Inc. seek a special permit (SZO §7.11.15.3 and SZO §14) to establish a wireless communications facility, consisting of 6 antennas on the roof inside 2 stealth chimney enclosures and associated equipment on the northwest corner of the site. RC zone. Ward 6.

Requests continuance

14 James St: (Case # ZBA 2010-79) Applicants and Owners, Ekaterina Smirnova and Aleksandar Lekic, seek a special permit to alter a non-conforming structure under SZO §4.4.1 to add a half story to the front facade of the existing structure to construct a two-story addition on top of the first floor in the rear of an existing single-family residence to create a two-family residence. RB zone. Ward 4.

Recommends conditional approval.

12 Skehan St: (Case #ZBA 2010-81) Applicant and Owner, Mark Falvey, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct an addition to first floor in the rear of an existing single-family residence. RB zone. Ward 2.

Recommends conditional approval.

9 Porter Ave: (Case #ZBA 2010-83) Applicant Susan Evans and Owners Susan Evans & Joseph X. Sullivan seek a special permit to alter a non-conforming structure under SZO §4.4.1 to construct a second story addition and adjust window locations in the side and rear yards of an existing single-family residence. RA zone. Ward 5.

Recommends conditional approval.

Other Business:

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports

