



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
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AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, November 19, 2009 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Amendment to Broadway in East Somerville (Case #PB2009-10)

An ordinance amending the Somerville Zoning Ordinance to modify the Corridor Commercial District (CCD) and Transit Oriented Districts (TOD) in Article 6 "Establishment of Zoning Districts", Article 8 "Dimensional Requirements", and Article 9 "Parking Requirements" and map those districts and residential districts in specified areas on or near Broadway in Winter Hill and East Somerville.

The area of the map change proposal is generally located along the Broadway corridor from Dartmouth Street to the Somerville/Boston border.

Review of Continued Cases for the Zoning Board of Appeals:

369-371 Beacon St (ZBA #2008-61) Applicant Beacon Street Hotel & Owner George Makrigiannis 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.

Requests continuance.

9-11 Harvard Pl (ZBA #2009-04) Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.

Requests Continuance.



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Review of Continued Cases for the Zoning Board of Appeals:

864 Broadway (ZBA #2009-50) Applicant, Jacqueline Manfra, & Owner, Charles P. Kostopoulos seek a Special Permit under SZO §4.5.1 to change the use from an approximately 500sf real estate office to a hair salon (§7.11.8.1). RB zone. Ward 6.

Applicant has withdrawn.

38 Gorham St: (ZBA #2009-49) Applicant & Owner Daniel O'Rourke proposes to convert a two-family into a three-family dwelling and seeks a variance (SZO §5.5) for lot area per dwelling unit. The Applicant also seeks a special permit (§4.4.1 & 5.1) for the alteration of a non-conforming structure in order to construct a dormer and deck within the required side yard. RB zone. Ward 7.

Unable to recommend variance/conditional approval on special permit.

Other Business:

The link between planning and public health.

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



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