



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

Public Hearing

A joint public hearing for all interested parties will be held by the Planning Board and the Board of Aldermen Land Use Committee on **Thursday, November 4, 2010 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:

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO MODIFY THE PARKING REQUIREMENTS IN ARTICLE 9 FOR THE LARGE RETAIL AND SERVICE CLUSTER IN THE CORRIDOR COMMERCIAL DISTRICTS (CCD) AND TRANSIT ORIENTED DISTRICTS (TOD)

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE (SZO) TO REVISE THE REVIEW PROCESS FOR SPECIAL PERMITS, SPECIAL PERMITS WITH SITE PLAN REVIEW AND VARIANCES

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO AMEND THE DEFINITION OF HOME OCCUPATION AND HISTORIC OUTBUILDING, AND AMEND ARTICLE 7 PERMITTED USES TO CREATE AND ALLOW A HISTORIC CARRIAGE HOUSE OCCUPATION WITH IDENTIFIED DEVELOPMENT STANDARDS IN CERTAIN ZONING DISTRICTS

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO MODIFY USES IN ARTICLE 7, DEVELOPMENT STANDARDS IN ARTICLE 6, AND DEVELOPMENT PROCESS IN ARTICLE 16 TO ALLOW SELF



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STORAGE USES IN THE ASSEMBLY SQUARE MIXED USE DISTRICT (ASMD) AND ESTABLISH SPECIFIC DEVELOPMENT STANDARDS FOR SUCH USES AND OTHER DEVELOPMENTS ALONG THE INTERSTATE HIGHWAY IN THE ASMD

The Somerville Planning Board will hold a public hearing on **November 4, 2010** at 6:00 p.m. in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

34 Sturtevant St: (Case #PB 2010-19) Applicant and Owner Street Retail Inc seek a special permit to exceed signage requirements in the Assembly Square Mixed Use District per Section 6.4.14.C and of the SZO to exceed size requirements of SZO Article 12 for a 36 foot freestanding three-face sign and 455 square feet of signage on the Assembly Square Marketing Building. ASMD District. Ward 1.

Public Meeting

A public meeting for all interested parties will be held by the Planning Board on **Thursday, November 4, 2010 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:

355 Highland Ave: (Case #ZBA 2010-64) Applicant and owner Rob Tricktin seeks a special permit (SZO §4.4.1 & 8.5.B) to renovate an existing dormer, in the third unit, in a non conforming structure. NB zone. Ward 6.

Recommends conditional approval.

415, 415A, 415B, 415C & 415D Medford St: (Case #ZBA 2010-62) Applicant and Owner, Antonio Ferreira, seeks a Special Permit under SZO §4.5.1 to allow any of the following uses or any combination thereof at 415, 415A, 415B, 415C, and 415D Medford Street: 7.11.8.1 Beauty Salon, 7.11.8.2 Laundry or Dry Cleaning 7.11.8.3 Real Estate Sales or Rental, travel agency, insurance agency, ticket agency, 7.11.8.4 Bank or Credit Union with or without an automatic teller machine, but with no drive up window, 7.11.8.6 Photocopying, reproduction and photographic services including commercial photography, but not commercial printing, 7.11.8.7 Repair of household appliances, small tools or equipment, 7.11.9.1 Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products, 7.11.9.3 Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery, but not a fast food service, 7.11.9.5 Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand, 7.11.9.8 Store selling hardware, paint, wallpaper, lawn and garden supplies, 7.11.9.13 Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises. RB zone. Ward 4.

35R Lexington Ave: (Case #ZBA 2009-45) 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.

Recommends conditional approval.



152 Albion St: (Case #ZBA 2010-56) Applicant, Alan Peterson, and Owner, Lawrence Fidalgo Revocable Trust, seek a special permit (SZO §4.4.1, §5.1) to allow the expansion of an existing nonconforming commercial structure in order to construct a by-right two family dwelling and a special permit to use a tandem parking space to meet parking requirements and maneuvering aisles (SZO §9.13). RB zone. Ward 5.

Recommends conditional approval.

26 Weston Ave: (Case #ZBA 2010-58) Applicant: 26 Weston Avenue Dev Co LLC & Owner: Reune, Inc. seek a special permit with site plan review (SZO §5.2) to allow the construction of a 17 unit multi-family dwelling with required affordable housing component (per SZO §7.3), and a special permit to use tandem parking spaces to meet parking requirements (SZO §9.13) . RB zone. Ward 7.

Requests continuance.

Other Business:

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

