



CITY OF SOMERVILLE, MASSACHUSETTS
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MICHAEL A. CAPUANO, ESQ. (ALT.)

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, December 4, 2008** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA. At **6:00 p.m.** the Planning Board will review cases for the Zoning Board of Appeals.

At **6:30 p.m.**, a joint public hearing for all interested parties will be held by the Board of Aldermen Land Use Committee and the Somerville Planning Board in the Aldermanic Chambers. The purpose of the hearing will be to receive public comments concerning proposed amendments to the Somerville Zoning Ordinance.

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.

Applicant requested a continuance

51 McGrath Hwy (Case #ZBA 2008-57): Applicant Marcus Group is requesting a Variance (SZO §12.4.d) in order to attach three (3) 18 foot tall by 30 inch wide vertical banners on the building façade. IA zone / Ward 2.

Applicant requested a continuance

Review of New Cases for the Zoning Board of Appeals:

52 Thurston St (Case #ZBA 2008-62): Applicant: Mark Kon & Owner: The Convent Preservation Trust, LLC seek a special permit (SZO §7.11.2.b) to convert an existing dwelling to three dwelling units. RA zone. Ward 4.

Staff recommendation for Conditional Approval

9 Belmont Sq (Case #ZBA 2008-63): Applicant & Owner: Moses Blumenstiel seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding a window and door. RB zone. Ward 3.

Staff recommendation for Conditional Approval

22 Berkeley St (Case #ZBA 2008-64): Applicant & Owner: John Comerford seeks Special Permit with Site Plan Review approval under SZO§7.2 for two principal structures on a lot in order to legalize a dwelling unit in an existing carriage house. RA zone. Ward 3.

Staff recommendation for Conditional Approval



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Public Hearing on Proposed 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.

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