



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

The Somerville Planning Board will hold a public meeting on **Thursday, December 17, 2009** at **6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Senior Housing Amendment (PB #2009-15)

The amendment includes changes to Article 2 “Definitions” to add definitions for senior housing types, Article 5 “Special Permits and Special Permits with Site Plan Review” to add design guidelines, Article 7 “Permitted Uses” to allow the use, Article 6 “Establishment of Zoning Districts” and Article 8 “Dimensional Requirements” to alter in the RC, NB, CBD, BA, CCD, TOD-55 the minimum lot area per dwelling unit, number of stories, and landscape requirements, and Article 9 “Parking Requirements” to incorporate parking regulations.

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.
Recommends conditional approval.

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.
Recommends conditional approval.



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Review of New Cases for the Zoning Board of Appeals:

255 Elm St (ZBA #2009-57) Applicant Rockwell Restaurant Group, LLC & Owner Gorin Realty Trust seeks a Special Permit with Design Review to establish a 4,900± s.f. lounge (SZO §7.11.10.6.B), a Special Permit to alter the façade of the nonconforming structure under §4.4.1, and a Variance in order to not provide thirty-one (31) required parking spaces (§9.5) for the lounge and by-right 4,400± s.f. restaurant. CBD zone. Ward 6.
Recommends conditional approval.

62B Summer St (ZBA #2009-58) Applicant, Paul Denis, & Owner, Gurmail Banwait seek a Special Permit under SZO §4.5.1 to change the use from a 390± s.f. real estate office to an Artist Studio Space §7.11.6.8 (audio/video editing and recording service). RB zone. Ward 2
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



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