



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

A public meeting for all interested parties will be held by the Planning Board on **Thursday, December 2, 2010 at 6:00 p.m.** in the Somerville High School Auditorium, 81 Highland Avenue, 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.

***Recommends conditional approval.***

**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.***

**15 Warren Ave:** (Case #ZBA 2010-69) Applicant Clear Wireless, LLC, and Owner, Somerville Housing Authority Seek a Special Permit under SZO §4.4.1 & §14; and seeks a Variance under §7.11.15.3 to install three (3) panel antennas, façade mount four (4) two-foot wireless backhaul dish antennas, and add one GPS antenna on the roof of the structure along with associated equipment and cabling. RA zone. Ward 3.

***Recommends peer review of case. (See staff report)***

**14 McGrath Hwy:** (Case #ZBA 2010-66) Applicant McDonald's USA, LLC and Owner Twin City Plaza LLC, seeks a special permit under the SZO §4.5.3 & §7.11.10.3 to expand the existing nonconforming fast order food establishment with a drive-up service by 324 sf as well as alter the façade and drive-thru layout that was approved by Special Permit with Site Plan Review. BA zone. Ward 2.

***Recommends conditional approval.***



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**100 Dover St: (Case #ZBA 2010-68)** Applicant and Owner Ideal Auto Repair seeks a special permit under SZO §4.5.3 and §4.4.1 to build a 2 story 1275 square foot addition to a nonconforming structure and expand an existing non-conforming use (motor vehicle repair §7.11.5.b and/or §7.11.6.b). CBD zone. Ward 6.

*Recommends conditional approval.*

**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.

*Recommends conditional approval.*

**860 Broadway (Case #ZBA 2010-73)** Applicant Chobert, LLC and Owner Charles Kostopoulos seeks a special permit under §4.5.1 to change a non-conforming use (a frozen yogurt parlor) to another non-conforming use (Restaurant, fast food §7.11.10.2.1.a) for a Subway sandwich shop. RB zone. Ward 6.

*Recommends conditional approval.*

**Other Business:**

Local Historic District (LHD) Expansion-Group D

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

[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)

