



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

A joint public hearing for all interested parties will be held by the Board of Aldermen Land Use Committee and the Somerville Planning Board on **Thursday, December 3, 2009** at **7:00 p.m.** in the Visiting Nurses Association Community Room, 259 Lowell Street, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

An ordinance amending the Somerville Zoning Ordinance to include a **Senior Housing Use** Citywide. 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.

A public hearing for all interested parties will be held by the Somerville Planning Board on **Thursday, December 3, 2009** at **6:00 p.m.** in the Visiting Nurses Association Community Room, 259 Lowell Street, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

ASSEMBLY SQUARE - IKEA "Phase 1AA" Revision to SPSR-A (PB2009-05-R-1109)

The Applicant, FR Sturtevant Street, LLC, and its Agent, Hugh Hahn, Vanasse Hangen Brustlin, Inc. seek to revise a previously approved Special Permit with Site Plan Review-A final level approval of a phase ("Phase 1AA") of a planned unit development (S.Z.O. §16.8.3) in order to: (1) incorporate "gateway" elements at the intersection of Assembly Square Drive and Route 28, (2) revise the interior of the traffic circle at the intersection of Assembly Square Drive and A Street in order to incorporate up to 13 flag poles at up to 80' in height, (3) revise Assembly Square Drive in order to locate trees along the western edge of the right of way near Route 28, (4) revise Assembly Square Drive to reduce



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the size of the median and associated landscaping at the intersection of North Union Street (discontinued), (5) revise the IKEA flag circle to incorporate "gateway" elements.

The owners of the parcels subject to these applications are:

FR Sturtevant Street, LLC - Parcels 99-A-2, 99-A-3, 99-A-4, 99-A-5, 99-A-7, 99-A-8, 99-A-6, 101-B-24

FR Assembly Square, LLC - Parcels 67-A-1, 67-A-2, 86-A-1

These parcels are also commonly known as 16-34 and 100 Assembly Square Drive (f/k/a Sturtevant Street), 123 and 147 Foley Street, the so-called "Yard 21 Parcel" and the proposed area of Assembly Square Drive.

Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A); Waterfront Overlay District (WOD).

ASSEMBLY SQUARE - MARKETPLACE "Phase 1AAA" SPSR-A

The Applicant, FR Sturtevant Street, LLC, and its Agent, Hugh Hahn, Vanasse Hangen Brustlin, Inc. seek a Special Permit with Site Plan Review-A final level approval of a phase ("Phase 1AAA") of a planned unit development (S.Z.O. §16.8.3) for a Mall use (S.Z.O. §7.11.9.14) under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006 in order to locate trees and other landscaping elements in the area between the northernmost parking lot and the intersection of Middlesex Avenue and Route 28.

The owner of the parcels subject to this application (67-A-1, 67-A-2, 86-A-1) is FR Assembly Square, LLC

Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A); Waterfront Overlay District (WOD).

282 Somerville Ave (Dunkin Donuts): (Case #PB 2009-12) Applicant Viewpoint Sign and Awning and Paul Rebelo PGR Construction & Owner D'Alelio LLC requests a Special Permit to alter the façade and signage for an existing fast order food establishment (SZO §5.1 & 6.1.22.D.5). CCD zone. Ward 2.

Staff recommendation for conditional approval

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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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.
Revised proposal - Staff recommendation for conditional approval

Review of New Cases for the Zoning Board of Appeals:

61 Rogers Ave: (ZBA #2009-51) Applicant, David Crockett & Owner, Robert Chihade seek a Special Permit under SZO §4.4.1 in order to construct a dormer within the non-conforming side yard (§8.5.H). RA zone. Ward 5.
Staff recommendation for conditional approval

212 Elm St: (ZBA 2009-54) Applicant & Owner, Davis Square Real Estate LLC, seeks a Special Permit under SZO §4.4.1 to alter the exterior of the ground floor office space in order to create two by-right retail storefronts of a combined approximately 4,350 square feet. CBD zone. Ward 6.
Staff recommendation for conditional approval

73 Highland Rd: (ZBA 2009-55) Applicant & Owner, Christian Macdonald, seeks a Special Permit under SZO §4.4.1 in order to construct a dormer within the non-conforming side yard (§8.5.H). The applicant also seeks a Variance under SZO §5.5 in order to construct a dormer that exceeds fifty (50) percent of the length of the sloping roof to which it is attached creating a non-conforming third floor. RA zone. Ward 5.
Staff recommendation for conditional approval of special permit – unable to recommend approval of variance

3-5 Vinal Ave: (ZBA 2009-56) Applicant & Owner, 3-5 Vinal Avenue LLC, seeks a Special Permit under SZO §4.4.1 to expand a nonconforming three-family residential structure by constructing a shed dormer on a gable roof. RB zone. Ward 3.
Staff recommendation for conditional approval

Other Business:

- Correspondence from Paulette Renault-Caragianes
Somerville Health Department
- Local Historic District Recommendations

(Postponed until December 17, 2009)

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



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