



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**PLANNING BOARD**  
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CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*  
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*  
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

**MEMBERS**

LINDA BOHAN  
JOSEPH FAVALORO  
JAMES KIRYLO  
ELIZABETH MORONEY  
KEVIN PRIOR, *CHAIRMAN*

**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, February 21, 2008** 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 proposed amendments to the Somerville Zoning Ordinance. Following this hearing, the Planning Board will review cases for the Zoning Board of Appeals.

**Proposed Zoning Amendments**

**Amendment to require two-week public notice for minor revision requests.** Amend Section 5.3.8 of the Somerville Zoning Ordinance (SZO).

**Amendment to require removal of abandoned satellite dish antennas.** Amend Section 14.2 of the SZO.

**Amendment to require additional review of certain undesirable uses and prohibit others, and updating the Table of Permitted Uses to allow car sharing and reflect prior PUD amendments.** Amend Sections 7.11.8 (Business Services), 7.11.9 (Sales Or Rental Of Goods Or Equipment), 7.11.10 (Eating, Drinking, and Transient Accommodations), 7.11.11 (Motor Vehicle Related Sales And Service), 7.11.12 (Commercial and Industrial Services), 7.11.13 (Wholesale Business and Wholesale Storage), 7.11.14 (Industrial Uses), 7.11.15 (Communications, Utility, and Transportation Uses), 7.11.16 (Accessory Commercial, Industrial, and Institutional Uses), and 7.11.17 (Approved Planned Unit Development) of the SZO, in order to prohibit, limit the size of, or require additional zoning review of certain uses, including: uses involving flammable and/or hazardous materials; drinking establishments; commercial kennels; auto-oriented uses; uses featuring drive-throughs; uses generating significant truck traffic; and outdoor storage and operations for various uses. Other changes would establish a new use ("Car Sharing") and reflect already passed amendments ("Approved PUD") not reflected in the Use Table.

**Amendment to remove references to Priority Development Process.** Amend Articles 6 (Establishment of Zoning Districts) and 7 (Permitted Uses) of the SZO.

***AMENDMENT WITHDRAWN***



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**Review of Continued Cases for the Zoning Board of Appeals:**

**34 Allen Street:** (Applicants: Anthony Pasquale; Owner: Allen Street Realty Trust; Agent: Richard DiGirolamo Esq.) The Applicant seeks a special permit under SZO §4.5.1 to change from one non-conforming use (factory) to another non-conforming use (recreational/health club). Residence B (RB) zone - Ward 2.  
*Staff recommendation for conditional approval enclosed.*

**39 Endicott Avenue:** (Applicant & Owner: Endicott Partners, LLC; Agent: Richard Di Girolamo) The Applicant seeks Special Permit with Site Plan Review approval from the Planning Board under SZO §7.3 in order to construct an eight unit apartment building (including one affordable unit) on a 12,504 s.f. parcel in a Residence B (RB) zone -Ward 7.  
*The Applicant requested a continuance.*

**26 Henderson St:** Applicant & Owner Patev Haase seeks a special permit (SZO §4.4.1) to construct a dormer that will be dimensionally nonconforming in terms of the front yard setback under SZO §8.5.G. RB zone. Ward 5.  
*Staff recommendation for conditional approval enclosed.*

**7 Prospect Hill Ave:** Applicant & Owner Kevin Whalen seek special permits (SZO §4.4.1 & §4.5.3) to construct a one-story addition in the back and steps on the side of the dwelling to extend the residential use. RA zone. Ward 3.  
*Staff recommendation for conditional approval enclosed.*

**503b Medford St:** (Applicant & Owner: Broadway Investments; Agent: Richard G. DiGirolamo, Esquire) Applicant seeks a Special Permit (SZO §9.4 & §9.13a) for modification of parking requirements in order to expand an existing restaurant (currently Churrasco) into an adjacent space that is currently an office use. NB zone. Ward 5.  
*The Applicant requested a continuance.*

**Review of New Cases for the Zoning Board of Appeals:**

**2 Main Street:** (Applicant: Maria Grasso; Owner: Diana Arenella) The applicant seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to open a new front entrance in the existing structure, which would allow for the expansion of the existing beauty salon. NB zone. Ward 4



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**292 Beacon Street:** Applicant & Owner Kenneth Spera seeks a special permit under SZO §4.4.1 to reconstruct a nonconforming structure and allow a six-family dwelling, SZO §7.11.1.c, as part of an approved mixed-use structure. Residence C (RC). Ward 2.

**Other Business**

Acceptance of Minutes - January 17, 2008