



CITY OF SOMERVILLE, MASSACHUSETTS
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AGENDA

A public hearing for all interested parties will be held by the Somerville Planning Board on **Thursday, March 6, 2007** 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 the Planned Unit Development Preliminary Master Plan for 56-61 Clyde Street – Maxpak site. Following this hearing, the Planning Board will review cases for the Zoning Board of Appeals.

56 & 61 Clyde Street (“MaxPak” site): The Applicant, KSS Realty Partners, and Owners, 56 Clyde Street Acquisition LLC & 61 Clyde Street Acquisition LLC, seek approval of a preliminary master plan (S.Z.O. §16.8.1) for a Planned Unit Development-B1 (PUD-B1) project to construct a residential development on five parcels of land (Map 33, Block A, Lots 24-28). The residential development is proposed to contain 199 units in five buildings and is subject to inclusionary housing requirements (S.Z.O. §13.2).

The applicant is requesting additional zoning relief for number of parking spaces (SZO §9.5.1.a), parking space dimensions (SZO §9.11.a), and side yard setbacks (SZO §16.5.1.g).

Residence B zoning district. Planned Unit Development-B1 (PUD-B1) Overlay district. Ward 5.

Review of Continued Cases for the Zoning Board of Appeals:

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.

503b Medford St: (Applicant & Owner: Broadway Investments; Agent: Richard G. Di Girolamo, 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.



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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 district / Ward 4.
Staff recommendation for conditional approval enclosed.

Review of New Cases for the Zoning Board of Appeals:

23 Milton: (Applicant: Eden Naby Frye & Owners: Eden Naby Frye & Mary Naby Frye) The Applicant seeks a special permit under SZO §4.4.1 to alter a dimensionally nonconforming structure by altering an existing dormer, raising a portion of the roof, demolishing a carriage house, and adding un-enclosed egress stairs. Residence B / Ward 6.
Staff recommendation for conditional approval enclosed.

Other Business

Acceptance of Minutes – January 17, 2008 & February 21, 2008