



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

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, March 17, 2011** at **6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

New Cases to be Opened and Heard

50 Middlesex Avenue (Case # PB 2011-04)	
Applicant:	SSG Development, LLC
Property Owner:	DiSilva Truck Service Corp.
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant SSG Development, LLC and Owner DiSilva Truck Service Corp. seek Planned Unit Development (PUD) Preliminary Master Plan (PMP) approval under SZO Article 16 & § 6.4.15 to construct an approx 135,295 sf six-story building for self-storage use, café or retail use, bicycle storage, community meeting space, and a site with usable open space and 18 parking spaces. ASMD zone. Ward 1.
Date(s) of Hearing(s):	3/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 17, 2011.



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Previously Opened Cases

230 Somerville Avenue (Case # PB 2010-20)	
Applicant:	TYR Realty 2 Trust
Property Owner:	TYR Realty 2 Trust
Agent:	George Moussalem
Legal Notice:	Applicant and Owner TYR Realty 2 Trust seek a Special Permit under SZO §4.5.1 to change from one non-conforming use to another non-conforming use to establish a light manufacturing use (SZO §7.13.h) for a product assembly business (Cue Acoustics) in an existing structure. CCD-55 Zone. Ward 2.
Date(s) of Hearing(s):	12/16, 1/6, 1/20, 2/3, 2/17, 3/3, 3/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 3, 2011 to continue the application to March 17, 2011.
Current Status:	The Applicant will submit a written request to continue the application to April 7, 2011.

230 Somerville Avenue (Case # PB 2011-03)	
Applicant:	TYR Realty 2 Trust
Property Owner:	TYR Realty 2 Trust
Agent:	George Moussalem
Legal Notice:	Applicant George Moussalem and owner Tyr Two Realty Trust seek a special permit under SZO 6.1.22.D.5 to legalize recent alterations to the facade of the structure, in the form of new larger windows. CCD-55 district. Ward 2.
Date(s) of Hearing(s):	3/3, 3/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 3, 2011 to continue the application to March 17, 2011.
Current Status:	The Applicant will submit a written request to continue the application to April 7, 2011.



378, 380, 384, 388 & 390 Somerville Avenue (Case # PB 2010-23)	
Applicant:	W. James Herbert & Jean Herbert
Property Owner:	W. James Herbert & Jean Herbert
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant W. James Herbert & Jean Herbert and owners W. James Herbert, Sr., & Jean L. Herbert, and The William James Herbert Family Trust & the Jean L. Schultz Herbert Family Trust seek a special permit with site plan review under SZO §6.1.22.D.1 to construct a new five story building and a special permit to establish 30 residential units in the building (§7.13.E). The building would also include approx. 6,500 sf of retail and 36 parking spaces, 30 of which would be underground. The applicant proposes to retain the façade of the historic structure at 378-384 Somerville Avenue and incorporate it into the new building. The structures at 388 and 390 Somerville Avenue would be demolished. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3, 3/17
Staff Recommendation:	---
PB Action:	Voted on March 3, 2011 to continue the application to March 17, 2011.
Current Status:	The Applicant will submit a written request to continue the application to April 7, 2011.

A **public meeting** for all interested parties will be held by the Planning Board on **Thursday, March 17, 2011 at 6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

Previously Continued Cases to a later date

35R Lexington Avenue (Case #ZBA 2009-45)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	11/4, 11/18, 12/2, 12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3, 3/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 3, 2011 to continue the application to April 7, 2011.
Current Status:	Continued to April 7, 2011 at the previous hearing.

71 Linwood Street (Case #ZBA 2010-70)	
Applicant:	Herb Chambers Motorcars
Property Owner:	NSTAR Electric Company



Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3, 3/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 3, 2011 to continue the application to March 17, 2011.
Current Status:	The Applicant has submitted a written request to continue the application to April 7, 2011.

New Cases to be Opened and Heard

230 Highland Avenue (Case ZBA #2011-14)	
Applicant:	New Cingular Wireless, PCS, LLC by its manager, AT&T Mobility, Inc.
Property Owner:	Somerville Hospital
Agent:	Matt McQuaid
Legal Notice:	Applicant, New Cingular Wireless, PCS, LLC, by its manager, AT&T Mobility, Inc., and Owner, Somerville Hospital, seek a special permit under SZO §4.4, §4.5, §5.1, §7.11.15.3, & §14, to install three antennas and associated equipment and cables to the existing nonconforming wireless installation. RA zone. Ward 3.
Date(s) of Hearing(s):	3/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 17, 2011.

25 Farragut Avenue (Case #ZBA 2011-12)	
Applicant:	Reinaldo & Donna Luna
Property Owner:	Reinaldo & Donna Luna
Agent:	Jon Lannan
Legal Notice:	Applicants/Owners Reinaldo & Donna Luna seek a Special Permit to replace an existing 1 ½ story structure with a 2 ½ story single-family dwelling in an existing nonconforming side yard under SZO §4.4.1. RB zone. Ward 7.
Date(s) of Hearing(s):	3/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 17, 2011.

50 Brastow Avenue (Case #ZBA 2011-18)	
Applicant:	Mark & Randi Soltysiak
Property Owner:	Mark & Randi Soltysiak
Agent:	N/A



Legal Notice:	Applicants/Owners Mark & Randi Soltysiak seek a Special Permit under SZO §4.4.1 to alter the single-family dwelling by constructing stairs in the nonconforming side and rear yard. RA zone. Ward 3.
Date(s) of Hearing(s):	3/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 17, 2011.

Other Business:

Rules and regulations amendments.

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

www.somervillema.gov/planningandzoning/reports

