



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

A public hearing for all interested parties will be held by the Planning Board on **Thursday, March 18, 2010 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:

29 Mystic Avenue: (Case PB#2010-01) Applicant, Mauricio Quiroga, Boston Home & Barstool, & Owner, 29 Mystic Avenue Realty Trust, Michele and Maddalena Abruzzese, seek a Special Permit under SZO §4.4.1 to construct a 845± sf addition to the nonconforming structure for a by-right retail use, a Special Permit under SZO § 9.13.d for parking on a separate lot, and a Special Permit for signage (§6.4.14.C). ASMD zone. Ward 1.

Applicant requests a continuance.

39R Medford Street: (Case PB#2010-02) Applicant, MetroPCS Massachusetts, LLC and Owner, Sure Lock Building Trust, seeks a Special Permit under SZO §7.13.I in order to install a self-contained backup generator for a wireless communications facility.

Recommends conditional approval.

The Somerville Planning Board will hold a public meeting on **Thursday, March 18, 2010 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA regarding the following five petitions **as submitted by ten registered voters** in the City of Somerville:

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO “REMOVE FROM THE ZONING BOARD OF APPEALS THE AUTHORITY TO GRANT SPECIAL PERMITS OR SPECIAL PERMITS WITH SITE PLAN REVIEW AND TO VEST IT IN THE BOARD OF ALDERMEN”;



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AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO “DOWN ZONE TO A MORE RESTRICTIVE RESIDENTIAL DISTRICT CERTAIN PARCELS OF LAND AND THE BUILDINGS THEREON SITUATED NEAR PARK STREET IN WARD 2”;

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO “REQUIRE DEVELOPMENT PROJECTS SEEKING A SPECIAL PERMIT THAT ARE A CERTAIN MINIMUM SIZE TO BE SUBJECT TO WATER & SEWER AND TRAFFIC STUDIES THAT ARE CONDUCTED BY AN INDEPENDENT ENGINEER WHO HAS NOT HAD A BUSINESS RELATIONSHIP WITH THE CITY OR THE DEVELOPER DURING THE SEVEN (7) YEARS PRECEDING APPLICATION SUBMISSION”;

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO “SUSPEND THE SPGA’S AUTHORITY TO GRANT DENSITY BONUS SPECIAL PERMITS UNTIL A COMPREHENSIVE ANALYSIS AND REPORT HAS BEEN PREPARED AND SUBMITTED TO THE BOARD OF ALDERMEN BY AN INDEPENDENT LAND USE CONSULTANT DETAILING THE IMPACT(S) OF THE ORDINANCE ON THE CITY”;

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO “CORRECT A SERIOUS FLAW IN THE ZONING ORDINANCE THAT ALLOWS THE TRUE APPLICANT(S) FOR SPECIAL PERMITS OR VARIANCES TO HIDE BEHIND THIS LOOPHOLE AND NOT DISCLOSE THEMSELVES AT THE TIME OF APPLICATION TO THE SPGA OR THE ZONING BOARD OF APPEALS”.

The Somerville Planning Board will hold a public meeting on **Thursday, March 18, 2010 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO AMEND THE ALLOWABLE USES, THE REVIEW REQUIREMENTS FOR CERTAIN USES, AND THE PURPOSE STATEMENTS IN THE IA AND IP ZONES.

Review of Continued Cases for the Zoning Board of Appeals:

119 College Ave: (Case #ZBA 2009-66) Applicant, Clearwire and Owner, Powder House Realty, seeks a Special Permit under SZO §7.11.15.3 in order to install wireless communications equipment. RB zone. Ward 6.

Applicant requests a continuance.

15 Weston Ave: (Case #ZBA 2009-52) Applicant, Clearwire and Owner, Somerville Housing Authority, seeks a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RB/NB zone. Ward 7.

Applicant requests a continuance.

Review of New Cases for the Zoning Board of Appeals:

59-61 Bonair St: (Case #ZBA2009-10) Applicant, Peter Kovalko, & Owners, Jessica Cohen & Peter Kovalko propose to convert a single-family into a two-family dwelling and seek a variance (SZO §5.5) from lot area per dwelling unit and parking requirements. The Applicant/Owners also seek a special permit (§4.4.1 & 5.1) for the alteration of a non-conforming structure in order to construct stairs within the required setbacks. RB zone. Ward 1.

Recommends conditional approval of Special Permit / denial of variance.

Other Business:

Approval of minutes: 11/5/09, 11/19/09, 12/3/09, 12/17/09, 2/4/10
Annual Report

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

www.somervillema.gov/planningandzoning/reports



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