



CITY OF SOMERVILLE, MASSACHUSETTS  
PLANNING BOARD  
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CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*  
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JOSEPH FAVALORO  
JAMES KIRYLO  
ELIZABETH MORONEY

**AGENDA**

The Somerville Planning Board will hold a public meeting on **Thursday, March 19, 2009 at 6:00 p.m.** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA. The Planning Board will review cases for the Zoning Board of Appeals.

**Review of Planning Documents**

**Open Space and Recreation Plan:** Staff of the Parks and Open Space Division of OSPCD will present a draft copy of the plan, outlining its contents and explaining the State requirement for a letter from the Planning Board.

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

**377 Summer Street (Case #ZBA 2009-01):** Applicant & Owner Christos Poutahidis seeks a Special Permit (SZO §7.11.1.c) to establish 6 dwelling units. The dwellings would be part of a mixed-use building with office and retail. The Applicant also seeks a Variance to provide 4 fewer parking spaces than are required (SZO §5.5). CBD zone. Ward 6.

*Continuance requested*

**100 Fellsway West (Case #ZBA 2009-03):** Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.

*Continuance requested*

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

**163 Hudson St (Case #ZBA 2008-53):** Applicant & Owner: Afarin Bellisario, seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.

*Continuance requested*

**600 Windsor Pl: (Case #ZBA 2008-66)** Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.

*Continuance requested*



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**56 Webster Ave/520 Columbia St: (Case #ZBA 2008-65)** Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.

*Continuance requested*

**369-371 Beacon St: (Case #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.

*Continuance requested*

**22 Benedict St: (Case #ZBA 2008-71)** Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.

*Continuance requested*

**Other Business:**

**Amendments to Rules and Regulations of Special Permit Granting Authorities.** To establish the position and role of the Associate Member, and remove requirements that the Planning Board act in an advisory capacity in cases where the ZBA (or Zoning Administrator, by extension) is the SPGA.

**Approval of Minutes:** 3/20/08, 5/15/08, 7/17/08, 8/21/08, 9/4/08, 10/2/08, 10/16/08, 12/4/08, 1/15/09, 2/5/09

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