



CITY OF SOMERVILLE, MASSACHUSETTS
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AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, April 3, 2008** at **6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Continued Cases:

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.

Staff recommends Conditional Approval

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.



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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.

Review of New Cases for the Zoning Board of Appeals:

81 School St: (Applicant/Owner: Jose and Olga Jorge; Agent: Bob Walsh) The Applicants seek a special permit §4.4.1 to reconstruct an existing porch and build a room above the porch.

Staff recommends Conditional Approval

7A Partridge: (Applicant/Owner: Kathleen McGilvray & David Edwards) The Applicant seeks a special permit §4.4.1 to extend an existing handrail on the second story to encompass the entire deck area.

Staff recommends Conditional Approval

37 Stone Ave: (Applicant: Dianne Haas) The applicant seeks Special Permit approval under SZO §4.4.1 to increase an existing F.A.R. non-conformity by finishing the existing basement.

Staff recommends Conditional Approval

Other Business

Acceptance of Minutes