



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, April 15, 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:

56-61 Clyde St (Maxpak): (Case PB#2010-07) The Applicant, 56 Clyde St Acquisition, LLC, and 61 Clyde St Acquisition, LLC, seek a Revision of the Special Permit with Site Plan Review (PB2008-69) final level approval of a planned unit development approved by the Planning Board on December 18, 2008 under the Planned Unit Development Preliminary Master Plan (PB2008-01) approved by the Planning Board on April 3, 2008. PUD-B. Overlay 5.

The Applicant is proposing to revise design elements of the building "D" townhouse unit elevations (A4.05), the grading and drainage plan (C1.02) and utilities plan (C1.03) within the Planned Unit Development Overlay District – B1 (PUD-B1).

Recommends conditional approval.

NULL AND VOID DECLARATION OF SUPERSEDED 2002 IKEA DECISION (02.47)

Applicant and owner, FR Sturtevant Street, LLC, seeks to declare null and void Decision 02.47 dated October 29, 2002, granting PUD Preliminary Master Plan Approval and a Special Permit with Waivers for the construction of an IKEA facility on the waterfront property formerly owned by IKEA. The IKEA approved in Decision 02.47 has since been redesigned and relocated to an inland parcel as per Planning Board approval on August 20, 2009 in PB2009-05.

The owners of the parcels subject to these applications are:

FR Sturtevant Street, LLC – Parcels 99-A-2, 99-A-3, 99-A-4, 99-A-5, 99-A-7, 99-A-8, 99-A-6, 101-B-24FR Assembly Square, LLC – Parcels 67-A-1, 86-A-1

These parcels are also commonly known as 16-34 and 100 Assembly Square Drive (f/k/a Sturtevant Street),



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123 and 147 Foley Street, the so-called "Yard 21 Parcel" and the proposed area of Assembly Square Drive.

Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A).

Recommends approval.

Continued Cases from Previous Hearings

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.

Requests a continuance.

1 Benton Road: (Case PB #2009-17) Applicant/Owner, MLM Realty Trust, seeks Site Plan Approval under SZO §5.4 and §8.8 in order to subdivide an existing land parcel into two separate parcels of 12,296± sf and 9,622± sf. RB zone. Ward 3.

Recommends conditional approval.

A public meeting for all interested parties will be held by the Planning Board on **Thursday, April 15, 2010** at **6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

56-61 Clyde Street (MaxPak): (Case # PB 2008-07-MA0310) Applicant KSS Realty Partners as Agent for 56 Clyde Street Acquisition & 61 Clyde Street Acquisition, LLC seeks a minor modification of the approved Planned Unit Development at 56 and 61 Clyde Street (approved through preliminary master plan on 4/3/08, PB Case 2008-01 and Special Permit with Site Plan Review on 12/18/08, PB Case 2008-07), per SZO Section 16.11.1 by adjusting interior lot lines for conveyance and financing purposes.

Recommends conditional approval.

Review of 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.

Recommends conditional approval.

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.

Requests a continuance.

415 B Medford St: (Case #ZBA 2010-12) Applicant, Ana Nascimento, and Owner, Antonio Ferreira, seeks a Special Permit under SZO §4.5.1 to change a non-conforming use and establish a frozen juice store under 7.11.9.3.a. RB zone. Ward 4.

Recommends conditional approval.

Other Business:

- Approval of Minutes: 3/18/10, 4/1/10
- Permit Streamlining

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

www.somervillema.gov/planningandzoning/reports



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