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AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, April 16, 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 New Cases for the Zoning Board of Appeals:

28 Billingham St: (ZBA #2009-10): Applicants Denis Stacke and Denise Bethel-Stacke seeks a special permit under §4.4.1 in order to construct a two story addition within a non-conforming side yard. RA zone. Ward 6.

Staff recommendation for Conditional Approval

691A Somerville Ave: (ZBA #2009-09): Applicant Heidi Brown & owner Garrie Reilly seek a special permit (SZO §5.1) to establish a private fitness studio (§7.11.6.3.a).

Staff recommendation for Conditional Approval

Review of Continued Cases for the Zoning Board of Appeals:

33 Earle St: (ZBA #2009-06): Applicant Gentle Giant Moving Company, Inc., Owner JEK Realty, LLC, & Agent Adam Dash, Esq., seeks a Special Permit under SZO §4.5.3 in order to expand a non-conforming use. IP/Ward 2.

Staff recommendation for Conditional Approval

27 Jackson Rd: (ZBA #2009-08): Applicant John Keegan and Owner Maryann Mendonca seek a special permit under §4.4.1 in order to construct a first floor addition and provide a group home for persons with disabilities. The ADA compliant residence will house five individuals. RB zone. Ward 4.

Staff recommendation for Conditional Approval

377 Summer St: (ZBA #2009-01): Applicant & Owner: Christos Poutahidis seeks a Special Permit to establish 6 dwelling units (SZO §7.11.1.c) and for shared parking (§9.13.e). The dwelling units would be part of a mixed use building with office and retail. CBD zone. Ward 6.

Staff recommendation for Conditional Approval



9-11 Harvard Pl: (ZBA #2009-04): Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.
Continuance requested

100 Fellsway West: (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

163 Hudson St: (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: (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

56 Webster Ave/520 Columbia St: (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: (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: (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.

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

