



**CITY OF SOMERVILLE, MASSACHUSETTS**  
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**AGENDA**

The Somerville Planning Board will hold a public meeting on **Thursday, April 2, 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:**

**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*

**103 Belmont St (ZBA #2009-05):** Applicant & owner Jennifer Evans seeks a special permit (SZO §5.1) to establish an office within a primary residence (§7.11.4.f) and to modify the parking requirements for nonconforming structures for one required parking space (§9.13.a). RA zone. Ward 3.  
*Staff recommendation for Conditional Approval*

**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*

**80 Bay State Ave (ZBA #2009-07):** Applicant & Owner James Hanley seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by extending a shed dormer by 9 feet and adding a window to the front of the house. RA zone. Ward 6.  
*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*



**Review of Continued 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*

**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*

**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:** 2/5/09, 3/19/09

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

<http://www.somervillema.gov/planningandzoning>



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