



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
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PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, April 7, 2011** at **6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Previously Opened Cases

230 Somerville Avenue (Case # PB 2011-03)	
Applicant:	TYR Realty 2 Trust
Property Owner:	TYR Realty 2 Trust
Agent:	George Moussalem
Legal Notice:	Applicant George Moussalem and owner Tyr Two Realty Trust seek a special permit under SZO 6.1.22.D.5 to legalize recent alterations to the facade of the structure, in the form of new larger windows. CCD-55 district. Ward 2.
Date(s) of Hearing(s):	3/3, 3/17, 4/7
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 17, 2011 to continue the application to April 7, 2011.
Current Status:	Will be heard on April 7, 2011.



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230 Somerville Avenue (Case # PB 2010-20)	
Applicant:	TYR Realty 2 Trust
Property Owner:	TYR Realty 2 Trust
Agent:	George Moussalem
Legal Notice:	Applicant and Owner TYR Realty 2 Trust seek a Special Permit under SZO §4.5.1 to change from one non-conforming use to another non-conforming use to establish a light manufacturing use (SZO §7.13.h) for a product assembly business (Cue Acoustics) in an existing structure. CCD-55 Zone. Ward 2.
Date(s) of Hearing(s):	12/16, 1/6, 1/20, 2/3, 2/17, 3/3, 3/17, 4/7
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 17, 2011 to continue the application to April 7, 2011.
Current Status:	Will be heard on April 7, 2011.

378, 380, 384, 388 & 390 Somerville Avenue (Case # PB 2010-23)	
Applicant:	W. James Herbert & Jean Herbert
Property Owner:	W. James Herbert & Jean Herbert
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant W. James Herbert & Jean Herbert and owners W. James Herbert, Sr., & Jean L. Herbert, and The William James Herbert Family Trust & the Jean L. Schultz Herbert Family Trust seek a special permit with site plan review under SZO §6.1.22.D.1 to construct a new five story building and a special permit to establish 30 residential units in the building (§7.13.E). The building would also include approx. 6,500 sf of retail and 36 parking spaces, 30 of which would be underground. The applicant proposes to retain the façade of the historic structure at 378-384 Somerville Avenue and incorporate it into the new building. The structures at 388 and 390 Somerville Avenue would be demolished. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3, 3/17, 4/7
Staff Recommendation:	---
PB Action:	Voted on March 17, 2011 to continue the application to April 7, 2011.
Current Status:	The Applicant will submit a written request to continue the application to May 5, 2011.

New Cases to be Opened and Heard

65 & 75 Mystic Avenue (Case #PB 2011-06)	
Applicant:	David Corsetto for Home Depot
Property Owner:	Stephen Bobrow
Agent:	N/A
Legal Notice:	Applicant, David Corsetto for Home Depot and Owner, Stephen Bobrow seek a Special Permit with Site Plan Review (SPSR) to be able to revise SPSR # 91.49 to allow for outside display of garden plants that will be purchased inside of the building. ASMD zone. Ward 1.
Date(s) of Hearing(s):	4/7



Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on April 7, 2011.

A **public meeting** for all interested parties will be held by the Planning Board on **Thursday, April 7, 2011** at **6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

Previously Continued Cases to a later date

35R Lexington Avenue (Case #ZBA 2009-45)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner Christos Poutahidis is seeking a Special Permit with Site Plan Review (SZO §5.2) to have two principle structures (two single-family homes) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). The applicant/owner is seeking to alter the existing structure by demolishing a portion and renovating it into a single family home, and is seeking to build an additional single family home on the 14,875 square foot lot. RA zone. Ward 5.
Date(s) of Hearing(s):	11/4, 11/18, 12/2, 12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3, 3/17, 4/7
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 3, 2011 to continue the application to April 7, 2011.
Current Status:	Will be heard on April 7, 2011.

71 Linwood Street (Case #ZBA 2010-70)	
Applicant:	Herb Chambers Motorcars
Property Owner:	NSTAR Electric Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seeks a Special Permit with Site Plan Review under SZO §5.2.1 to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2.
Date(s) of Hearing(s):	12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3, 3/17, 4/7
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 17, 2011 to continue the application to April 7, 2011.
Current Status:	The Applicant has submitted a written request to continue the application to April 21, 2011.



Other Business:

The Planning Board will discuss the following zoning amendment. The public comment on this item was closed on April 1, 2011.

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO ADD A DEFINITION OF PERVIOUS AREA AND AMEND THE TABLE OF DIMENSIONAL REQUIREMENTS AND FOOTNOTES TO REQUIRE A MINIMUM PERVIOUS AREA ON LOTS IN CERTAIN ZONING DISTRICTS

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

www.somervillema.gov/planningandzoning/reports



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