



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
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DANA LEWINTER, *ALT.*

PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, May 19, 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, 4/21, 5/5, 5/19 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | Voted on May 5, 2011 to continue the application to May 19, 2011. |
| Current Status: | Will be heard on May 19, 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, 4/21, 5/5, 5/19 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | Voted on May 5, 2011 to continue the application to May 19, 2011. |
| Current Status: | Will be heard on May 19, 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, 4/21, 5/5, 5/19 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | Voted on May 5, 2011 to continue the application to May 19, 2011. |
| Current Status: | Will be heard on May 19, 2011. |

New Cases

| 9 Sanborn Ct/255 Washington Street (Case #PB 2011-09) | |
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| Applicant: | Summer & Hancock, LLC |
| Property Owner: | Kepnes Brothers Realty Trust |
| Agent: | |
| Legal Notice: | Applicant Summer & Hancock LLC and Owner Kepnes Brothers Realty Trust, seek a special permit to expand an existing Eating and Drinking use in the building approximately 1,300 net square feet under SZO §7.13.Use Cluster D. CCD 55 zone. Ward 3. |



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| Date(s) of Hearing(s): | 5/19 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | --- |
| Current Status: | Will be heard on May 19, 2011. |

A **public meeting** for all interested parties will be held by the Planning Board on **Thursday, May 19, 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:

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|---|--|
| 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, 4/21, 5/5, 5/19 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | Voted on May 5, 2011 to continue the application to May 19, 2011. |
| Current Status: | The Applicant submitted a written request to continue the application June 9, 2011. |

Other Business:

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

www.somervillema.gov/planningandzoning/reports

