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AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, June 25, 2009 at 6:00 p.m.** in the 3rd floor conference room at Somerville City Hall, 93 Highland Avenue, Somerville, MA. The Planning Board will review cases for the Zoning Board of Appeals.

Review of Continued Cases for the Zoning Board of Appeals:

28-30 Newberne St (Case #ZBA 2009-15): Applicant & Owner 128 Willow Ave, LLC seeks approval to expand and alter an existing building and establish new uses therein: special permit with site plan review (§7.11.1.c) to establish a seven residential units; special permit (§4.4.1) to expand a non-conforming structure by constructing a two-story addition above an existing one-story structure; and special permit (§4.5.1) to change from one non-conforming use (workshop) to another (office) within an existing structure. RC & OS zones. Ward 6.
Staff recommendation for Conditional Approval

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

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

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

Review of New Cases for the Zoning Board of Appeals:

65 Lowden Ave (Case #ZBA 2009-18) Applicant & Owner Steven Saltman seeks a special permit under §4.4.1 in order to alter a non-conforming garage by constructing a deck on the roof and a stairway leading to the deck." RA zone. Ward 6.

Staff recommendation for Conditional Approval

67/69 Woods Ave (Case #ZBA 2009-19) Applicants Beth & Joseph Teves & Owner Mary Risser seek a variance from SZO §8.6.17 in order to install an above ground pool at a distance of three feet from the rear and side lot lines. RA zone. Ward 7.

Unable to recommend approval

22 Ash St (Case #ZBA 2009-20) Applicant & Owner Frank Martin seeks a special permit under §4.4.1 to construct a deck within the required rear yard setback. RB zone. Ward 5.

Staff recommendation for Conditional Approval

45 Day St (Case #ZBA 2009-21) Applicant Flatbread, Inc. & Owner Davis Square Bowladrome, Inc. seeks a special permit under §9.13.a in order to not provide six (6) required parking spaces. This would enable the applicant to construct a by-right restaurant less than 5000sf within the existing structure. CBD zone. Ward 6.

Continuance requested

5-7 Spencer St (Case #ZBA 2009-23) Applicant & Owner Marc Tanner seeks a special permit (§5.1) to construct a dormer on a nonconforming dwelling (§4.4.1). RA zone. Ward 5.

Staff recommendation for Conditional Approval

100 Albion St (Case #ZBA 2009-24) Applicant & Owner Jose C. Dias seeks a special permit (§5.1) to construct a dormer on a nonconforming dwelling (§4.4.1). RB zone. Ward 5.

Staff recommendation for Conditional Approval

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

