



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**OFFICE OF STRATEGIC PLANNING & COMMUNITY**  
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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 **Monday, June 27, 2011** at **6:00 p.m.** Somerville City Hall, 93 Highland Avenue, Third Floor Conference Room, Somerville, MA.

**Previously Opened Cases that are Continued to Future Dates**

<b>230 Somerville Avenue (Case # PB 2011-03)</b>	
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, 6/9, 6/23, 6/27
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to July 14, 2011.
Current Status:	Continued to July 14, 2011 at previous hearing.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
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<b>230 Somerville Avenue (Case # PB 2010-20)</b>	
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, 6/9, 6/23, 6/27
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to July 14, 2011.
Current Status:	Continued to July 14, 2011 at previous hearing.

<b>378, 380, 384, 388 &amp; 390 Somerville Avenue (Case # PB 2010-23)</b>	
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, 6/9, 6/23, 6/27
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to July 14, 2011.
Current Status:	Continued to July 14, 2011 at previous hearing.



<b>133 Middlesex Avenue (Case # PB 2011-10)</b>	
Applicant:	FR Assembly Square, LLC
Property Owner:	FR Assembly Square, LLC
Agent:	Goodwin Procter, LLP
Legal Notice:	Applicant & Owner FR Assembly Square, LLC seek a Special Permit with Site Plan Review–A, final level approval of a planned unit development under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 for Block 10. Applicant and owner also seek approval under SZO Article §16.8.3 and §5.2, to construct an approximately 4,500 square foot, single-story building for restaurant with outdoor seating (§7.11.10.1.1.B or 7.11.10.2.2.b) and/or retail (§7.11.9) along with 29 parking spaces. ASMD, PUD-A & WOD zones. Ward 1.
Date(s) of Hearing(s):	6/9, 6/23, 6/27
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to June 27, 2011.
Current Status:	Will be heard on June 27, 2011.

<b>253 Washington Street (Case # PB 2011-11)</b>	
Applicant:	Angelina Jockovich
Property Owner:	Kepnes Bros.
Agent:	N/A
Legal Notice:	Applicant Angelina Jockovich of Casa B LLC & Owner Kepnes Bros. Managed by CWC, Henry Patterson, seeks a special permit under SZO §6.1.22.D.5 to alter the façade of the building including window and door openings as well as signage. CCD 55 zone. Ward 3.
Date(s) of Hearing(s):	6/9, 6/23, 6/27
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to June 27, 2011.
Current Status:	Will be heard on June 27, 2011.



A **public meeting** for all interested parties will be held by the Planning Board on **Monday, June 27, 2011** at **6:00 p.m.** at Somerville City Hall, 93 Highland Avenue, Third Floor Conference Room, Somerville, MA.

**Review of Cases for the Zoning Board of Appeals:**

<b>35R Lexington Avenue (Case #ZBA 2009-45)</b>	
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, 6/9, 6/23, 6/27
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to July 14, 2011.
Current Status:	Continued to July 14, 2011 at previous hearing.

**Other Business:**

*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)

