



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**OFFICE OF STRATEGIC PLANNING & COMMUNITY**  
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**PLANNING BOARD AGENDA (revised)**

A public hearing for all interested parties will be held by the Planning Board on **Thursday, June 3, 2010 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

**New Cases to be Opened and Heard**

**133-137 Broadway: (Case #PB 2010-10)** Applicant/Owner, Joseph Apicella, seeks a special permit under SZO §6.1.22.5 to alter signage on the building. CCD 45 zone. Ward 1.  
*Recommends conditional approval.*

**145-147 Broadway: (Case #PB 2010-11)** Applicant/Owner, Befekadu Defar, seeks a special permit under SZO §6.1.22.5 to alter signage on the building. CCD 45 zone. Ward 1.  
*Recommends conditional approval.*

**79-83 Broadway: (Case #PB 2010-09)** Applicant/Owner, Mudflat Studio, is seeking alterations of parking standards (SZO §9.17.2) for thirteen required parking spaces in order to internally extend the existing second floor for a by-right pottery school. CCD 45 zone. Ward 1.  
*Recommends conditional approval.*

**Continued Cases from Previous Hearings**

**561 Windsor St: (Case #PB 2010-07)** Applicant/Owner, Millers River Development LLC, seek a special permit under SZO §6.5.D.5 to alter the façade, signage and site plan. TOD 135 zone. Ward 2.  
*Recommends conditional approval.*



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
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**1 Benton Road: (Case PB #2009-17)** Applicant/Owner, MLM Realty Trust, seeks Site Plan Approval under SZO §5.4 and §8.8 in order to subdivide an existing land parcel into two separate parcels of 12,296± sf and 9,622± sf. RB zone. Ward 3.

***Recommends conditional approval.***

A public meeting for all interested parties will be held by the Planning Board on **Thursday, June 3, 2010** at **6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

**Zoning Amendments:**

An ordinance amending the Somerville Zoning Ordinance to modify the parking requirements in Article 9 for the Large Retail and Service Cluster in the Corridor Commercial Districts (CCD) and Transit Oriented District (TOD)

189093: Ten registered voters/Somerville Residents for Sensible Development requesting approval of an amendment to the zoning ordinances to require the submission of a pro forma financial analysis to the Special Permit Granting Authority.

189094: Ten registered voters/Somerville Residents for Sensible Development requesting approval of an amendment to the zoning ordinances to prohibit certain residential uses within 150 feet of an active railroad right-of-way grade crossing.

189095: Ten registered voters/Somerville Residents for Sensible Development requesting approval of an amendment to the zoning ordinances to prohibit the use of tandem parking for any off-street parking plan.

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

**49 Davis Sq: (Case #ZBA 2009-68)** Applicant, Clearwire, and Owner, BF Properties, seeks a Special Permit (SZO §5.1) under §7.11.15.3 in order to install wireless communications equipment. CBD zone. Ward 6.

***Recommends conditional approval.***

**187 Elm St: (Case #ZBA 2010-25)** Applicant, Alpine Restaurant Group, Inc., & Owner, 187 Elm St, LLC, seek a Variance from parking requirements (SZO §9.5) in order to increase seating capacity of the restaurant from 50 to 98 interior seats. NB zone. Ward 6.

***Unable to recommend approval.***

**5 Morrison Place (Case #ZBA 2010-24)** Applicant and Owner, David Blumsack, seeks a Special Permit under SZO §4.4.1 to construct a dormer within the required side-yard setback and a deck within the required side- and rear-yard setbacks. RA zone. Ward 6.

***Recommends conditional approval.***

**Other Business:**

- Rules & Regulations- Payment in lieu of parking
- Schedule of filing fees

*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)



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