



CITY OF SOMERVILLE, MASSACHUSETTS
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AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, June 4, 2009 at 6:00 p.m.** in the Aldermanic Chambers 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:

860 Broadway (Case #ZBA 2009-14): Applicant John Staff & Owner Charles Kostopoulos seek a special permit (§4.5.1) to change a non-conforming use in order to open a frozen yogurt parlor (§7.11.10.1.1.a). The applicant also seeks a special permit under §9.13.a for a modification in parking in order to not provide three (3) required spaces. RB zone. Ward 6.
Staff recommendation for Conditional Approval

600 Windsor Pl (ZBA #2008-66): Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.
Staff recommendation for Conditional Approval

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.
Continuance requested

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

Other Business:

Approval of Minutes: 4/2/09

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

