



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
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PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, July 14, 2011** at 6:00 p.m. at the **Visiting Nurses Association**, 259 Lowell Street, Community Room, 3rd Floor, Somerville, MA.

Previously Opened Cases that will be heard

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, 6/9, 6/23, 6/27, 7/14
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to July 14, 2011.
Current Status:	Will be heard on July 14, 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, 6/9, 6/23, 6/27, 7/14
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to July 14, 2011.
Current Status:	Will be heard on July 14, 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, 6/9, 6/23, 6/27, 7/14
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to July 14, 2011.
Current Status:	Will be heard on July 14, 2011.



New Cases to be Opened and Heard

133 Middlesex Avenue (Case #PB 2009-05-E1-6/2011)	
Applicant:	IKEA Property Inc.
Property Owner:	IKEA Property, Inc.
Agent:	Goulston & Storrs, PC
Legal Notice:	The Applicant, IKEA Property, Inc., and its Agent, Goulston & Storrs, PC seek a Special Permit (S.Z.O. §5.3.10) for a time extension of the Special Permit with Site Plan Review-A final level approval of a phase (“Phase 1AA”) of a planned unit development (S.Z.O. §16.8.3) including a store selling furniture, home furnishings, and carpets (IKEA) (S.Z.O. §7.11.9.7.c) and a restaurant (S.Z.O. §7.11.10.1.1.c), and roadways, infrastructure, and associated improvements serving Phase 1AA, and dedication of useable open space available to the public, all under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006 and revised on August 5, 2010 and a Special Permit for signage for Phase 1AA (S.Z.O. §6.4.14.C & §12.4), approved by the Planning Board on August 20, 2009 (PB2009-05) and revised through Planning Board approval December 3, 2009 (PB2009-05-R1109), with de minimis revisions approved by the Planning Director. The owners of the parcels subject to these applications are: FR Sturtevant Street, LLC – Parcels 99-A-2, 99-A-3, 99-A-4, 99-A-5, 99-A-7, 99-A-8, 99-A-6, 101-B-24, FR Assembly Square, LLC – Parcels 67-A-1, 86-A-1 These parcels are also commonly known as 16-34 and 100 Assembly Square Drive (f/k/a Sturtevant Street), 123 and 147 Foley Street, the so-called “Yard 21 Parcel” and the proposed area of Assembly Square Drive. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A).
Date(s) of Hearing(s):	7/14
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on July 14, 2011.

A **public meeting** for all interested parties will be held by the Planning Board on **Thursday, July 14, 2011** at **6:00 p.m.** at the **Visiting Nurses Association**, 259 Lowell Street, Community Room, 3rd Floor, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

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, 6/9, 6/23, 6/27, 7/14
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 23, 2011 to continue the application to July 14, 2011.
Current Status:	Will be heard on July 14, 2011.

Other Business:

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

