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AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, July 16, 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:

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.
Staff recommendation for conditional approval.

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.
Staff recommendation for conditional approval.

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

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.
Staff recommendation for conditional approval.

Review of New Cases for the Zoning Board of Appeals:

32 Linden Ave (Case #ZBA 2009-26) Applicant & Owner Steve Liakos seeks Special Permit approval under SZO §4.4.1 for an increase of the gross floor area of an existing non-conforming structure by more than 25 percent in order to construct an approximately 850sf third story addition. The applicant also seeks Special Permit approval under SZO §9.13.a in order to not provide one required parking space. RB zone. Ward 5.
Staff recommendation for denial.

30 Dane St (Case #ZBA 2009-27) Applicant Walter McLaughlin and Owner JWF, LLC seek a special permit under §7.11.6.3.b in order to establish a recreational facility within an approximately 55,500 sf structure. IA zone. Ward 2.
Continuance requested.

10 Hersey St (Case #ZBA 2009-28) Applicant & Owner Ruchika Madan & Michael Pappaconstine seek a special permit under §4.4.1 to expand a nonconforming single-family residential structure by adding a two-story addition, approximately 230 square feet, to the rear of the house within the required side yard setback. RA zone. Ward 3.
Staff recommendation for conditional approval.

57 Dane St (Case #ZBA 2009-29) Applicant Kaj Vandjaer & Owner Jose Batista Pereira seek a special permit (SZO §5.1) to construct a 1740± sf addition to a nonconforming dwelling (§4.4.1). The use would change from a one- to a two-family by-right. RB zone. Ward 2.
Staff recommendation for conditional approval.

Other Business:

Gregg Sanzari from StreetWorks will present redesigned gateway elements for the IKEA Flag Circle at IKEA Park.

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

