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AGENDA (revised)

A joint public hearing for all interested parties will be held by the Board of Aldermen Land Use Committee and the Somerville Planning Board on **Thursday, August 20, 2009 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:

Public Hearings:

Amendment to the IA, IB and IP Industrial Districts (Case #PB2009-04)

An amendment to alter uses currently allowed in the IA, IB and IP Industrial Districts and to make associated map changes. The proposed amendment would incorporate changes to the Zoning Ordinance of the City of Somerville with respect to the official zoning map and Articles 6 and 7.

The area of the map change proposal is generally located in the south east corner of the City in an area east of I-93 that can only be accessed off of Rutherford Road in Charlestown.

APPLICATION FOR TIME EXTENSION (Case #PB2007-29-R0809)

The Applicant, FR Sturtevant Street, LLC, and its Agent, Hugh Hahn, Vanasse Hangen Brustlin, Inc. seek a Special Permit (S.Z.O. §5.3.10) for a time extension of the original 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 a Special Permit for signage for Phase 1AA (S.Z.O. §6.4.14.C & §12.4), approved by the Planning Board on October 18, 2007 (PB2007-29) and revised through Planning Board approval October 16, 2008 (PB2007-29-R0908) and December 18, 2008 (PB2007-29-R1108), with *de minimis* revisions approved by the Planning Director January 22, 2009 and May 13, 2009, and any additional revisions approved by the Planning Board or Planning Director prior to the August 20, 2009 hearing date.

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).

APPLICATION FOR SPECIAL PERMIT WITH SITE PLAN REVIEW-A, FINAL LEVEL APPROVAL OF A PHASE OF A PLANNED UNIT DEVELOPMENT UNDER PUD-A PRELIMINARY MASTER PLAN; APPLICATION FOR SPECIAL PERMIT FOR SIGNAGE (Case #PB2009-05)

The Applicant, FR Sturtevant Street, LLC, and its Agent, Hugh Hahn, Vanasse Hangen Brustlin, Inc. seek 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), 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. The Applicant also seeks a Special Permit for signage for Phase 1AA (S.Z.O. §6.4.14.C & §12.4).

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
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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).

Review of Continued Cases for the Zoning Board of Appeals:

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

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

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.

Continuance requested

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



15 MacArthur St (Case #ZBA 2009-25) Applicant & Owner Mario Sousa seeks a special permit with site plan review (SZO §5.2) for two principal structures on a lot (§7.2), a Special Permit (§5.1) to alter the nonconforming structure (§4.4.1), and a Special Permit for modification of parking requirements (§9.13.a). The proposal includes converting a carriage house into a by-right dwelling unit. RB zone. Ward 1.
Continuance requested

Review of New Cases for the Zoning Board of Appeals:

719 Broadway (Case #ZBA 2009-30) Applicant Chandra Pun & Owner Ed Pignone seek a special permit under SZO 9.13.a for modification of parking requirements by two parking spaces for a by-right restaurant. NB zone. Ward 6.
Continuance requested

74 Cedar St (Case #ZBA 2009-31) Applicant & Owner Gregory Carleton seeks a special permit under §4.4.1 to expand a nonconforming two-family residential structure by constructing a shed dormer and two gable dormers to the sides of the house to create a third story. RB zone. Ward 5.
Staff Recommendation for Conditional Approval

56 Church St (Case #ZBA 2009-34) Applicant Michael Loranger & Owner Mark Dunn seek a special permit under §4.4.1 in order to enclose an approximately 130 sf first floor porch in the required side yard setback. RB zone. Ward 3.
Staff Recommendation for Conditional Approval

18 Fellsway West (Case #ZBA 2009-38) Applicant & Owner Ginhee Sohn & Peter Unger seek a special permit under §4.4.1 to expand a nonconforming two-family residential structure by constructing a 222± sf addition and roof deck to the rear of the house within the required side yard setback. RB zone. Ward 4.
Staff Recommendation for Conditional Approval

31 Appleton St (Case #ZBA 2009-36) Applicant & Owner Radhika Bagai seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to relocate windows. RA zone. Ward 6.
Staff Recommendation for Conditional Approval

Other Business:

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

