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AGENDA

The Somerville Planning Board will hold a public hearing on **Thursday, August 6, 2009 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearings:

IKEA “Phase 1AA” Revision to SPSR-A

The Applicant, IKEA Properties, Inc., Owner, FR Sturtevant Street, LLC, and their Agent, Vanasse Hangen Brustlin, Inc. seek to revise a previously approved 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) in order to revise plans for gateway elements and landscaping at the intersection of Assembly Square Drive and Mystic Avenue, and associated improvements serving Phase 1AA, all under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006. Proposed changes would also require certain conditions of earlier permits to be revised.

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).



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

Review of New Cases for the Zoning Board of Appeals:

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

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 - Unable to Recommend Shed Dormer /

Staff Recommendation for Conditional Approval of Gable Dormers



7 Harrison St (Case #ZBA 2009-32) Applicant John Downie & Owner Angel Saez-Badillos seek a special permit under §4.4.1 to expand a nonconforming single-family residential structure by adding a 110 s.f. second story addition over an existing structure on the side and a deck with a 140 s.f. addition over it in the back of the dwelling. RB zone. Ward 2.

Staff Recommendation for Conditional Approval

196 Pearl St (Case #ZBA 2009-33) Applicant & Owner Qui Vo seeks a Special Permit under §4.4.1 to construct a deck within the required side yard setback. RB zone. Ward 1.

Staff Recommendation for Conditional Approval

16 Avon St (Case #ZBA 2009-35) Applicant & Owner IPL Realty Trust, David Levy Trustee seeks a special permit under §4.4.1 in order to construct a 12.5 ft wide dormer in the required side yard setback. RA zone. Ward 3.

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

