



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

The Somerville Planning Board will hold a public hearing on **Thursday, September 3, 2009 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

**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.

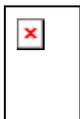
**79 Bow St (Case #PB #2009-06)** Applicant & Owner Michael Perganitis requests a Special Permit to construct a sign for a by-right social club (SZO §5.1 & 6.1.22.D.5). CCD zone. Ward 3.

**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.



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*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.

*Applicant submitted a request to withdraw the application without prejudice.*

**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.

*Staff recommends conditional approval.*

**Review of New Cases for the Zoning Board of Appeals:**

**864 Broadway (Case #ZBA 2009-39)** Applicant, Emiliano Bov, & Owner, Charles P. Kostopoulos seek a Special Permit under SZO §4.5.1 to change the use from a 500± s.f. real estate office to a store selling books (§7.11.9.5). RB zone. Ward 6.

*Staff recommends conditional approval.*

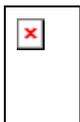
**242 Summer St (Case #ZBA 2009-40)** Applicant Janet Collins & Owner Harris Gruman & Guiliana Minghelli seek a special permit under §4.4.1 in order to construct a second floor deck within the required side yard. RB zone. Ward 5.

*Staff recommends conditional approval.*

**12 Governor Winthrop Rd (Case #ZBA 2009-41)** Applicant Lawrence Hilderbrand & Owner Frances Di Chiappari seek a special permit under §4.4.1 to expand a nonconforming two-family residential structure by constructing two shed dormers on a gable roof. RA zone. Ward 4.

*Staff recommends conditional approval.*

**Other Business:**

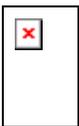


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[www.somervillema.gov/planningandzoning](http://www.somervillema.gov/planningandzoning)



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