



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, January 6, 2011 at 6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

230 Somerville Ave: (Case # PB 2010-20) 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.

Recommends conditional approval

56-61 Clyde St: (Case # PB 2010-21) Applicant KSS Realty and owner Master Clyde St Acquisition Realty Trust seek a revision to an approved Special Permit with Site Plan Review to modify the site design of an approved PUD development for 199 residential units, based upon enhancement of design, constructability, compliance with MAAB requirements and MBTA and MassDot requirements. The amended plan adjusts site grading and landscaping, reduces overall building height, modifies windows, changes building elevations, reduces total square footage, reduces total floor-area-ratio, reduces total lot coverage, reduces the number of parking garage entries, increases the number of parking spaces and changes the total number of bedrooms, but does not change the total unit count. RB Zone. PUD-B overlay. Ward 5.

Recommends conditional approval



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Review of Cases for the Zoning Board of Appeals:

35R Lexington Ave: (Case # ZBA 2009-45) The Applicant/Owner Christos Poutahidis is seeking a Special Permit with Site Plan Review (SZO §5.2) to have two principle structures (two single-family dwellings) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). RA zone. Ward 5.

Requests continuance.

15 Park Pl: (Case # ZBA 2009-42) Applicant Keith Glover and Lenore Hill & Owner Thomas Costagliola seek a Special Permit under SZO §4.4.1 in order to enlarge a non-conforming garage into an approximately 4,000sf two-family dwelling. RB zone. Ward 2.

Requests continuance.

71 Linwood St: (Case #ZBA 2010-70) Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seeks a Special Permit with Site Plan Review under SZO §5.2.1 to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2.

Requests continuance

289 Highland Ave: (Case #ZBA 2010-75) Applicant T-Mobile Northeast, LLC & Owner 289 Highland Ave Realty Inc. seek a special permit (SZO §7.11.15.3 and SZO §14) to establish a wireless communications facility, consisting of 6 antennas on the roof inside 2 stealth chimney enclosures and associated equipment on the northwest corner of the site. RC zone. Ward 6.

Requests continuance

14 James St: (Case # ZBA 2010-79) Applicants and Owners, Ekaterina Smirnova and Aleksandar Lekic, seek a special permit to alter a non-conforming structure under SZO §4.4.1 to add a half story to the front facade of the existing structure to construct a two-story addition on top of the first floor in the rear of an existing single-family residence to create a two-family residence. RB zone. Ward 4.

Recommends denial

19 Porter St: (Case #ZBA 2010-80) Applicants and Owners, Peter & Janel Scheidler seek a special permit to alter a non-conforming structure under SZO §4.4.1 to construct a two-story addition to the rear of an existing two-family residence. RB zone. Ward 3.

Recommends conditional approval

Other Business:

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports



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