



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**DESIGN REVIEW COMMITTEE AGENDA**

The City of Somerville Design Review Committee will hold a public meeting on **Monday, November 26, 2012**, at **6:30 p.m.** in City Hall, 3<sup>rd</sup> Floor Conference Room, 93 Highland Avenue, Somerville, MA. Please note that the start times listed below are estimates only and cases may be moved up or pushed back at the discretion of the Committee.

The purpose of the meeting will be to review and make recommendations on the following proposals:

**6:30 PM to 6:50 PM**

**16 Butler Drive/100 Temple Street (Case # ZBA 2007-03-R5-4/2012)**

Review of proposed material and color samples in order to meet a condition of the Special Permit to unlock a Building Permit for the construction of Phase 3 for the project.

**Description:** Applicant, Somerville Community Corporation, and Owner, St. Polycarp Redevelopment, LLC, received a revision to Special Permit ZBA 2007-03 under SZO §5.3.8. The revision is to modify the site and building design for Phase 3 of the development consisting façade alterations, changes to the roof line, potential removal of balconies, and window alterations. NB zone. Ward 4.

**6:50 PM to 7:10 PM**

**117-119 Heath Street / 34 Edgar Avenue (Case # ZBA 2012-81)**

**Description:** Review of the Applicant's proposal to construct five units. RB zone. Ward 4.

**SPGA:** Zoning Board of Appeals

**Hearing Date:** Anticipated to be December 12, 2012

**7:10 PM to 7:40 PM**

**70 Prospect Street (Case # PB 2012-21)**

**Description:** Applicant Douglas Beaudet and Owner Emily Trust, seek a Special Permit with Site Plan Review under SZO §6.1.22.D.1 to construct a new five story building and a Special Permit to establish 14 residential units in the building under SZO §7.13.E. The building would also include approx. 1,500 square feet of retail and 14 at-grade parking spaces. The Applicant and Owner are also seeking a Variance from the side yard setback requirements under SZO §8.5.H, SZO §6.1.22.G.5, and SZO §5.5.3 and a Special Permit under SZO §9.17.2.B for the



modification of parking space dimensions and for shared parking between the required residential and commercial parking spaces. CCD 55 zone. Ward 2.

**SPGA:** Planning Board

**Hearing Date:** TBD

**7:40 PM to 8:10 PM**

**8 & 11 Fairview Terrace**

**Description:** Review of a project design which proposes constructing a 2½ story, six unit building on a site that already contains a three-family dwelling before the Applicant files for Special Permit approval from the Zoning Board of Appeals. The project site will have 15 total parking spaces for the 9 total dwelling units at the property. RA zone. Ward 4.

**SPGA:** Zoning Board of Appeals

**Hearing Date:** TBD

**8:10 PM to 8:30 PM**

**77-83 North Street (Case ZBA # 2012-68)**

**Description:** Applicant and Owner Peter Stefanou, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure that is currently a convenience store into a three-story, two-family dwelling. Parking relief to provide 4 parking spaces in a tandem arrangement will be required. RB zone. Ward 7.

**SPGA:** Zoning Board of Appeals

**Hearing Date:** Anticipated to be December 12, 2012