



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

Public Hearing

A joint public hearing for all interested parties will be held by the Planning Board and the Board of Aldermen Land Use Committee on **Thursday, November 18, 2010 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:

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE (SZO) TO REVISE THE REVIEW PROCESS FOR SPECIAL PERMITS, SPECIAL PERMITS WITH SITE PLAN REVIEW AND VARIANCES

Public Meeting

A public meeting for all interested parties will be held by the Planning Board on **Thursday, November 18, 2010 at 6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

26 Weston Ave: (Case #ZBA 2010-58) Applicant 26 Weston Avenue Dev Co LLC & Owner Reune, Inc. seek a special permit with site plan review (SZO §5.2) to allow the construction of a 17 unit multi-family dwelling with required affordable housing component (per SZO §7.3), and a special permit to use tandem parking spaces to meet parking requirements and provide a reduction in on-site visitor parking spaces (SZO §9.13). RB zone. Ward 7.

Recommends conditional approval.



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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.

Recommends conditional approval.

75 Myrtle St: (Case #ZBA 2010-59) Applicant T-Mobile Northeast, LLC & Owner Somerville Housing Authority seek a special permit with site plan review under SZO §7.11.15.3 and §14 to allow the construction of a wireless communications facility, consisting of two stealth enclosed units. Located on top of the existing penthouse, and the other on the northeast corner of the roof. RC zone. Ward 1

Recommends conditional approval.

272 Broadway: (Case #ZBA 2010-29) Applicant, Anne Bates and Christopher Kokoras and Owner, Christopher Kokoras, seek a Variance under SZO §5.5 from lot size requirements under SZO §8.5.A in order to construct a single-story commercial building. RC zone. Ward 4

Recommends conditional approval.

46 Whitman St: (Case #ZBA 2010-67) Applicant and owner Matthew Fox, seeks a Special Permit under SZO §4.4.1 for relief under the provisions of SZO §8.5 to legalize and upgrade a finished basement. RA zone. Ward 7.

Recommends conditional approval.

15 Warren Ave: (Case #ZBA 2010-69) Applicant Clear Wireless, LLC, and Owner, Somerville Housing Authority Seek a Special Permit under SZO §4.4.1 & §14; and seeks a Variance under §7.11.15.3 to install three (3) panel antennas, façade mount four (4) two-foot wireless backhaul dish antennas, and add one GPS antenna on the roof of the structure along with associated equipment and cabling. RA zone. Ward 3.

Recommendations forthcoming.

191 Innerbelt Rd: (Case #ZBA 2010-71) Applicant Triumvirate Environmental HQ and Owner Winebow Boston, seek a Special Permit with Site Plan Review under SZO §4.5.1 to change to change the use from an existing Wine Distribution company office, yard and storage facilities under the SZO permitted use section, 7.11.12.7.1.C. IA zone. Ward 1.

Recommends conditional approval.

30 Thorndike St: (Case #ZBA 2010-72) Applicant Kevin Kelleher, seeks a Special Permit under SZO §4.4.1 to add a window in a bedroom on the second floor unit of residential property. RB zone. Ward 6

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

