



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *PLANNING DIRECTOR*
LORI MASSA, *SENIOR PLANNER*
ADAM DUCHESNEAU, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

KEVIN PRIOR, *CHAIRMAN*
MICHAEL A. CAPUANO, *ESQ*
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY
DANA LEWINTER, *ALT.*

PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, March 3, 2011** at **6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Previously Opened Cases

230 Somerville Avenue (PB #2010-20)	
Applicant:	TYR Realty 2 Trust
Property Owner:	TYR Realty 2 Trust
Agent:	George Moussalem
Legal Notice:	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.
Date(s) of Hearing(s):	12/16, 1/6, 1/20, 2/3, 2/17, 3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 17, 2011 to continue the application to March 3, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 17, 2011.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



378, 380, 384, 388 & 390 Somerville Avenue (PB #2010-23)	
Applicant:	W. James Herbert & Jean Herbert
Property Owner:	W. James Herbert & Jean Herbert
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant W. James Herbert & Jean Herbert and owners W. James Herbert, Sr., & Jean L. Herbert, and The William James Herbert Family Trust & the Jean L. Schultz Herbert Family 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 30 residential units in the building (§7.13.E). The building would also include approx. 6,500 sf of retail and 36 parking spaces, 30 of which would be underground. The applicant proposes to retain the façade of the historic structure at 378-384 Somerville Avenue and incorporate it into the new building. The structures at 388 and 390 Somerville Avenue would be demolished. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3
Staff Recommendation:	---
PB Action:	Voted on February 17, 2011 to continue the application to March 3, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 17, 2011.

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, March 3, 2011 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:

35R Lexington Avenue (Case #ZBA 2009-45)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	11/4, 11/18, 12/2, 12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 17, 2011 to continue the application to March 3, 2011.
Current Status:	The Applicant will submit a written request to continue the application to April 7, 2011.



71 Linwood Street (Case #ZBA 2010-70)	
Applicant:	Herb Chambers Motorcars
Property Owner:	NSTAR Electric Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	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.
Date(s) of Hearing(s):	12/16/10, 1/6, 1/20, 2/3, 2/17, 3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 17, 2011 to continue the application to March 3, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 17, 2011.

289 Highland Avenue (Case #ZBA 2010-75)	
Applicant:	T-Mobile Northeast, LLC
Property Owner:	289 Highland Avenue Realty, Inc.
Agent:	Jackie Slaga
Legal Notice:	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.
Date(s) of Hearing(s):	2/3, 2/17, 3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 17, 2011 to continue the application to March 3, 2011.
Current Status:	Will be heard on March 3, 2011.

6-8 Beacon Street (Case #ZBA 2010-65)	
Applicant:	Inman Square Lofts, LLC
Property Owner:	Inman Square Lofts, LLC
Agent:	Robert Moriarty
Legal Notice:	Applicant and Owner, Inman Square Lofts, LLC, and Agent, Robert Moriarty, Marsh Moriarty Ontell Golder, seek a special permit (SZO §5.1) to construct six dwelling units (§7.11.1.c), a special permit to allow the expansion of an existing nonconforming commercial structure (§4.4.1), and a variance (§5.5) from three required parking spaces (§9.5). RC zone. Ward 2.
Date(s) of Hearing(s):	1/20, 2/3, 2/17, 3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 17, 2011 to continue the application to March 3, 2011.
Current Status:	Will be heard on March 3, 2011.



7 Central Street (Case #ZBA 2011-11)	
Applicant:	Nick Boulas & Jack Toulopoulos
Property Owner:	Hellenic Association of Somerville, Massachusetts
Agent:	N/A
Legal Notice:	Applicants Nick Boulas and Jack Toulopoulos and owner, the Hellenic Association of Somerville, Massachusetts, seek a special permit under SZO §9.13 to modify parking location and access requirements to provide the two required parking spaces for the use at 7 Central Street. RB zone. Ward 2.
Date(s) of Hearing(s):	2/17, 3/3
Staff Recommendation:	No staff report at this time.
PB Action:	---
Current Status:	The Applicant will submit a request to withdraw the application without prejudice.

65 Beacon Street (Case #ZBA	
Applicant:	Beacon Court Realty Trust
Property Owner:	Beacon Court Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Beacon Court Realty Trust seeks a Special Permit with Site Plan Review under §7.11.1.(c) and §13.5 for density bonus for affordable housing to convert an office building into 15 units of two-bedroom housing with two commercial units on the first floor. The Applicant & Owner also seek a special permit under §4.4.1 to alter a nonconforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 3, 2011.

16 Butler Drive/100 Temple Street (Case #ZBA 2011-17)	
Applicant:	Somerville Community Corporation
Property Owner:	St. Polycarp Redevelopment, LLC
Agent:	
Legal Notice:	Applicant, Somerville Community Corporation, & Owner, St. Polycarp Redevelopment, LLC, seek a revision to Special Permit ZBA 2007-03 (SZO §5.3.8). The revision is to modify the site and building design for Phase 3 of the development consisting of 31 residential units. The Applicant & Owner also seek a variance from approx 15 required parking spaces. NB zone. Ward 4.
Date(s) of Hearing(s):	3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 3, 2011.



11 Belmont Place (Case #ZBA	
Applicant:	Andrea Shapiro & Christopher Cassel
Property Owner:	Andrea Shapiro
Agent:	Katharine MacPhail
Legal Notice:	Applicants Andrea Shapiro and Christopher Cassel, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a two story addition and deck in the rear of an existing single-family residence. RB zone. Ward 3.
Date(s) of Hearing(s):	3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 3, 2011.

26 Hamilton Road (Case #ZBA 2011-15)	
Applicant:	Matthew Barnes
Property Owner:	Matthew Barnes
Agent:	N/A
Legal Notice:	Applicant and Owner, Matthew Barnes, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a dormer on an existing two-family residence. RA zone. Ward 7.
Date(s) of Hearing(s):	3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 3, 2011.

75 Wallace Street (Case ZBA #2011-16)	
Applicant:	Daniel & Jenny Stodolsky
Property Owner:	Daniel & Jenny Stodolsky
Agent:	Jon Lannan
Legal Notice:	Applicants and Owners Daniel and Jenny Stodolsky, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to revise window openings on the north, east, and south elevations and to alter the roof line and add a roof deck at the second level in the rear of an existing single-family residence. Included in this project is a bay right, two story addition in the southern corner of the home. RA zone. Ward 6.
Date(s) of Hearing(s):	3/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on March 3, 2011.

Other Business:

Discussion about the rules and regulations amendments that will be presented on 3/17/11

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

www.somervillema.gov/planningandzoning/reports



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722
www.somervillema.gov

