



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

Public Hearing

A public hearing for all interested parties will be held by the Planning Board on **Thursday, September 2, 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:

Continued Cases from Previous Hearings

299 Broadway (Case #PB 2010-04) Applicant/Owner, Comar Real Estate Trust – James Cohen, Trustee, seek a special permit for the use of a Large Retail general merchandise store (SZO §7.13.K) and a special permit to alter the structure and signage (§6.1.22.D.5). CCD 55. Ward 4.
Recommends denial.

90 Union Sq: (Case #PB 2010-17) Applicant, Somerville Community Access Television, Inc. and Owner City of Somerville seek a special permit under SZO §6.1.22.D.5 to alter signage on the building. CCD 55 zone. Ward 2.
Requests continuance



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
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Public Meeting

A public meeting for all interested parties will be held by the Planning Board on **Thursday, September 2, 2010 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

425 Broadway: (Case #ZBA 2010-26) Applicant Clear Wireless, LLC & Owner The Summit, LLC seek a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RC zone. Ward 5.

Recommendations pending

221 Morrison Ave: (Case #ZBA 2010-36) Applicants & Owners Ron and Linde Dynneson seek a Special Permit with design review under SZO §7.11.3.g to establish use as a historic bed and breakfast, construct a 1,149 sq ft addition to the rear of the non-conforming structure (§4.4.1), and provide one parking space per every three guest rooms (§9.5.3.d). RA zone. Ward 6.

Recommends conditional approval.

25 Hamlet St: (Case #ZBA 2010-42) Applicant Joseph LaRosa and Owner N. James DiPirro seek a Special Permit under SZO §4.4.1 in order to modify an existing non-conforming structure, retain a portion of the structure, expand on the portion to remain, increase floor area and convert the use to a two-family home. RA zone. Ward 3.

Recommends conditional approval.

941 Broadway (Case #ZBA 2010-43) Applicant and Owner, Gregory Yantz, seeks a Special Permit under SZO §4.4.1 for renovations including addition of a shed dormer to the 3rd floor. RA zone. Ward 6.

Recommends conditional approval.

42-44 Boston Ave: (Case #ZBA 2010-44) Applicants and Owners, Kelley Brooks, Heather Brooks, and Thomas Driscoll III, seek a Special Permit under SZO §4.4.1 to replace a previously existing deck and stairs, maintaining the previously existing size. RA zone. Ward 5.

Recommends conditional approval.

270 Cedar St: (Case #ZBA 2010-45) Applicant 270 Cedar Street, LLC and owner 270 Cedar Street Trust seek Special Permits under SZO §7.3 to build a new structure with nine residential units and, and under SZO §9.13 to construct the required parking spaces without meeting required dimensions. RB zone. Ward 5

Recommendations pending

270 Cedar St: (Case #ZBA 2010-46) Applicant 270 Cedar Street, LLC and owner 270 Cedar Street Trust seek a Variance from SZO § 9.5 to construct a structure with nine residential units with 12 parking spaces of conforming size, instead of 14 parking spaces as otherwise required. RB zone. Ward 5

Recommendations pending

50-52 Waterhouse St: (Case #ZBA 2010-48) Applicant Derick Snare and Owner, 50 H20 LLC, seeks a Special Permit under SZO §4.4.1 in order to construct a deck on an existing non-conforming 3-family dwelling. RB Zone. Ward 7

Recommends conditional approval.



Other Business:

Minor Amendment to the Assembly Square PUD to separate the Assembly Square Drive right-of-way from the adjacent development parcels.

Recommends approval

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports



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