



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
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ELIZABETH MORONEY
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KEVIN PRIOR, *CHAIRMAN*

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, July 6, 2006 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearings:

111 South Street, 153 South Street, 21 Earle Street: (continued from previous meeting) The Applicant and Owner, Boynton Yards Lofts LLC, and their Agent, William J. Smith of Intercontinental Developers Inc., seek approval of a preliminary master plan (S.Z.O. §16.8) for a PUD project, involving a special permit with site plan review (S.Z.O. §7.11.1.c) to construct 207 dwelling units in three buildings. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2). Waivers are sought (S.Z.O. §16.5.4) from minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1) and the mixed-use requirement (S.Z.O. §16.5.3). A variance is also sought for failure to provide enough parking spaces (S.Z.O. §9.5.1). Planned Unit Development-B (PUD-B) Overlay zoning district.

Additional information concerning this application is available at the Office of Strategic Planning and Community Development in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

Review of Cases for the Zoning Board of Appeals:

288-290 Beacon Street: (continued from previous meeting) (Applicant & Owner: Jean Nevaras; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (S.Z.O. §4.4.1) to add a second story for two residential units and a variance (§9.5.1.a) for failure to provide parking for the new units. Residence C (RC) zoning district.

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1 Fitchburg Street: (continued from previous meeting) (Applicant: Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless; Owner: Brickbottom Condominium Trust; Agent: Carl Gehring) The Applicant seeks a special permit to install a wireless communications facility on the roof of an existing residential building (SZO §7.11.15.3). Industrial A (IA) zone.

6-8 Beacon Street: (continued from previous meeting) (Applicant: Chestnut Hill Partners; Owner: Inman Square Lofts, LLC; Agent: Robert Muriarty) The Applicant seeks a variance (SZO §8.5.F) to construct a seven-unit dwelling beyond the allowable height requirements. Residence C (RC) zone.

335 Summer Street: (Applicant: James Mayeux, AIA; Owner: Tomas Bok and Florentien Deruiter) The Applicant seeks a special permit (SZO §4.4.1) to alter a non-conforming structure to create a first floor addition and open roof deck in the rear of an existing single-family dwelling. Residence A (RA) zone.

272 Elm Street: (Agent: Richard G. Di Girolamo, Esquire; Owner: Urban Equity Development Company; Applicant: Limoncello Duo, Inc.) The Applicant seeks a variance (SZO §9.5.10.a) for parking and a special permit (SZO §7.11.10.2.a) to create outdoor seasonal seating for the proposed restaurant. Central Business District (CBD) zone.

108 Powder House Blvd: (Applicant and Owner: Christopher Turco) The Applicant seeks a special permit (SZO §4.4.1) to create two new exits at the rear of a three-family dwelling. Residence A Zoning District (RA) zone.

518 Medford Street: (Owner and Applicant: Greg Coughlin) The Applicant seeks a special permit (SZO §7.11.10.2.a) to create outdoor seasonal seating for the existing restaurant. Central Business District (CBD) zone.

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47 Elmwood Street: (Applicant: Jose Do Vale; Owner: Norma Pereira; Agent: Kaj Vandkjaer) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit for modification of parking design standards (§9.13.b) to build a three-story addition and convert the existing single-family dwelling into a two-family dwelling. Residence B (RB) zone. **(Due to the Applicant's revised plans, the Zoning Board of Appeals has referred the application back to the Planning Board for a new recommendation.)**

Any other business