



CITY OF SOMERVILLE, MASSACHUSETTS  
PLANNING BOARD  
JOSEPH A. CURTATONE  
MAYOR

**STAFF**

LARA CURTIS, *LAND USE PLANNER*  
MARTHA TAI, *PLANNER/ZONING ADMINISTRATOR*  
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

**MEMBERS**

LINDA BOHAN  
JOSEPH FAVALORO  
ELIZABETH MORONEY  
JAMES KIRYLO  
KEVIN PRIOR, *CHAIRMAN*

**AGENDA**

The Somerville Planning Board will hold a public meeting on **Thursday, August 3, 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.

**5-7 Laurel Street: (continued from previous meeting)** (Applicant & Owner: Sean T. O'Donovan) The Applicant seeks Site Plan Approval from the Planning Board under §5.4 and §8.8 of the Somerville Zoning Ordinance (SZO) in order to subdivide an existing land parcel into two separate parcels of 2,065s.f. and 2,547s.f. Business A (BA) zone.

**55 Mystic Avenue:** (Applicant: Roman Iron Works; Owner: Gordon Ashton; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit to change from one non-conforming use, an oil company, to another non-conforming use, a metal fabrication shop (SZO §4.5.1). Assembly Square Mixed-Use District (ASMD) zone.

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Additional information concerning these applications 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:**

**518 Medford Street:** (continued from previous meeting) (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.

**221 Morrison Avenue:** (Applicant & Owner: Ronald and Linde Dynneson) The Applicant seeks a special permit (SZO §7.11.4) to rent three rooms for bed and breakfast in an existing single-family dwelling. Residence A (RA) zone. (The application has been continued to the Planning Board meeting scheduled for Thursday, August 3, 2006 due to lack of quorum.)

**18-20 Windom Street:** (Applicant & Owner: Marc Maxwell and David Passer) The Applicant seeks a special permit under SZO §4.4.1 and §8.5.E to create a dormer onto the existing two-family dwelling. Residence A (RA) zone. (The application has been continued to the Planning Board meeting scheduled for Thursday, August 3, 2006 due to lack of quorum.)

**19 Chester Street:** (Applicants and Owners: Katharine Vanbuskirk and John Scibetta) The Applicant seeks a special permit (SZO § 4.4.1) to enclose a porch, rebuild stairs and landing, and create a balcony to a three-family dwelling. Residence B (RB) zone.

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**62 Warwick Street:** (Applicant and Owner: Lisa LaRosa and Chad Russell; Agent: Derick Snare) The Applicant seeks a special permit (SZO§ 4.4.1) to construct a two-story addition and deck to a single-family non-conforming dwelling. Residence B (RB) zone.

**13 Allen Street:** (Applicant and Owner: Horace Cetoute) The Applicant seeks a special permit (SZO§ 4.4.1) to construct two dormers and alter the roofline from two-and-a-half stories to create a three-story structure. Residence B (RB) zone.

**75 Beacon Street:** (Applicant and Owner: Ian Mazmanian) The Applicant seeks special permits (SZO §4.4.1 and §7.11.1.c) to construct two new residential units onto an existing one-story commercial building. Residence B (RB) zone.

**119 College Avenue:** (Applicant: Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless; Owner: PowderHouse Realty Corporation; Agent: Daniel D. Klasnick, Esq.) 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). Residence B (RB) zone.

**Any other business**