



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

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, February 17, 2011 at 6:00 p.m.** at the Central Library, 79 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
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 3, 2011 to continue the application to February 17, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 3, 2011.



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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
Staff Recommendation:	---
PB Action:	Voted on February 3, 2011 to continue the application to February 17, 2011.
Current Status:	The Applicant requests continuance to March 3, 2011.

A **public meeting** for all interested parties will be held by the Planning Board on **Thursday, February 17, 2011 at 6:00 p.m.** at the Central Library, 79 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
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 3, 2011 to continue the application to February 17, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 3, 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
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 3, 2011 to continue the application to February 17, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 3, 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
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 3, 2011 to continue the application to February 17, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 3, 2011.

425 Broadway (ZBA #2011-07)	
Applicant:	New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility
Property Owner:	Summit Holding, Inc. c/o Chatham Management
Agent:	John Lawrence
Legal Notice:	Applicant New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility & Owner Summit Holding, Inc. c/o Chatham Management seek Special Permit Approval under SZO §7.11.15.3 and SZO §14 for the installation of a wireless communications facility consisting of three panel antennas and related equipment and cables. RC zone. Ward 5.
Date(s) of Hearing(s):	2/3, 2/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on February 3, 2011 to continue the application to February 17, 2011.
Current Status:	Will be heard on February 17, 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 two required parking spaces (§9.5). RC zone. Ward 2.
Date(s) of Hearing(s):	1/20, 2/3, 2/17
Staff Recommendation:	---
PB Action:	Voted on February 3, 2011 to continue the application to February 17, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 3, 2011.

76 Church Street (Case #ZBA 2011-10)	
Applicant:	Carlos Amaral
Property Owner:	Rui Amaral
Agent:	
Legal Notice:	Applicant Carlos Amaral and Owner Rui Amaral seek a special permit to alter a nonconforming 3-family house (SZO §4.4.1) to add a second means of egress to the third floor unit by converting a window to a door, construct a deck on the roof of an existing one-story portion of the structure and construct stairs in the side and rear yard setbacks. RB zone. Ward 2.
Date(s) of Hearing(s):	2/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on February 17, 2011.

7 Central Street (Case #ZBA 2011-11)	
Applicant:	Nick Boulas & Jack Toulopoulos
Property Owner:	Hellenic Association of Somerville, Massachusetts
Agent:	
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
Staff Recommendation:	No staff report at this time.
PB Action:	---
Current Status:	The Applicant will submit a written request to continue the application to March 3, 2011.



140 Central Street (Case #ZBA 2011-02)	
Applicant:	Anne Pierre
Property Owner:	Anne Pierre
Agent:	Barnett Berliner
Legal Notice:	Applicant and owner Anne Pierre, seeks a special permit under SZO §4.4.1 for relief under the provisions of SZO §8.5 to legalize a finished basement, lower the basement floor, and install an emergency egress. RB zone. Ward 5.
Date(s) of Hearing(s):	2/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on February 17, 2011.

11 Williams Court (Case #ZBA 2010-82)	
Applicant:	Garrison & Emi Fewell
Property Owner:	Garrison & Emi Fewell
Agent:	Shane Lois
Legal Notice:	Applicants and owners, Garrison and Emi Fewell, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to raise the roof approximately two feet and construct a dormer on an existing two-family residence. RB zone. Ward 5.
Date(s) of Hearing(s):	2/17
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on February 17, 2011.

Other Business:

Review of Comprehensive Plan Process

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

www.somervillema.gov/planningandzoning/reports



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