

REVISED AGENDA

The Somerville Planning Board meeting for **Thursday November 21, 2002 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

Review of Cases for the Zoning Board of Appeals

A. 520-534 Medford Street (Owners: Broadway Investments, Inc., Konstantinos Kombouras, City of Somerville; Applicant: SF Properties; Agent: Adam Dash, Esq.): The Applicant is proposing to construct a 13,667 square foot building for use as a drug store with associated automatic teller machine. The Applicant seeks a special permit with site plan review for the use of a drug store (§7.11.9.5.c), a special permit for an automatic teller machine (§7.11.8.5.a), a special permit with site plan review for a 30,000 square foot municipal parking lot (§7.11.5.7.b), a variance for failure to meet parking requirements (§9.5) and a special permit for shared parking (§9.13.e). Neighborhood Business (NB) and Residence B (RB) zoning district.

Public Hearings

6:30 p.m. - Joint Public Hearing with the BOA Committee on Legislative Matters

A Zoning Amendment sponsored by Alderman Roche:

To change the eastern side of Tufts Street from Residence B (RB) to Residence C (RC) in order to make it contiguous with the zoning along Washington Street. The properties currently abut the existing Residence C (RC) district.

A Zoning Amendment sponsored by James Igoe on behalf of property owners Victor & Katherine Lum:

To remove the properties at 175 and 179 Elm Street from the Residence B (RB) zoning district and place them in the Neighborhood Business (NB) zoning district. The properties currently abut an existing Neighborhood Business (NB) district.

7:00 p.m. - Public Hearing - 257 School Street - subdivision

The purpose of the hearing will be to receive public comments concerning a proposed subdivision of property from one lot to two lots located at **257 School Street**. (Applicant, Christian Howard; Owner, Hassan Goales; Agent, Richard DiGirolamo). Business A (BA) zoning district. The Applicant is requesting the following zoning relief: SZO §8.8 - Site Plan Approval for subdivisions; SZO §5.4 - Site Plan Approval for subdivisions.

7:30 p.m. - Public Hearing - 76 Middlesex Avenue

The purpose of the hearing will be to receive public comments concerning a proposed drive-through service at the existing Dunkin Donuts located at **76 Middlesex Avenue**. (Applicant, Thomas Leone; Owner, Jordan Rittenberg; Agent, Richard DiGirolamo). Business Park Assembly (BPA) zoning district. The Applicant is requesting the following zoning relief:

SZO §4.4.1 - Special Permit for Alteration to a preexisting dimensionally nonconforming structure; SZO §7.11.10.3.c - Special Permit with Design Review for the drive-through use;

Review of Cases for the Zoning Board of Appeals - Continued

B. 298 Lowell Street: (Applicant and Owners: James and Diana Gilchrist): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a 16' x 24' rear addition to the existing structure. (SZO §4.4.1). The building is nonconforming with respect to the side yard setback. Residence A (RA) zoning district.

C. 452-454 Broadway: (Applicant and Owner: Maria D'Alelio): The Applicant seeks a special permit for one off street parking space in order to legalize a third dwelling unit (9.4.1.d.1). Residence C (RC) zoning district.

Minor Amendment to Planned Unit Development at 777 and 779 McGrath Highway, 250 Mystic Avenue and 48 Cross Street East

The Applicant, The Stop and Shop Supermarket Company, has requested amendments to the approvals granted by the Planning Board on September 6, 2001 and November 9, 2001.

Deliberation - Continued

85 Foley Street : The Applicant, Marron Realty Trust along with the Owner, Gerald Chaille is proposing an addition that would be used for an automobile emissions testing station. Industrial Park Assembly (IPA) and Assembly Square Interim Planning District (ASIPD). The Applicant is requesting the following zoning relief from the Planning Board: SZO §4.4.1 - Special Permit for Alteration to a preexisting dimensionally nonconforming structure; SZO §4.5.3 - Special Permit for the alteration and enlargement of a preexisting nonconforming use; SZO §6.4.6 - Special Permit for all developments in the Assembly Square Interim Planning District. *The Applicant is requesting to withdraw the proposal.*

Other Business

Presentation of Proposed Zoning for Consideration

- OHCD and Planning Staff will present recommended proposed changes to SZO Article 6, 7, 9, 13 and 16 as well as the SZO zoning map in order to ensure better planning of municipal boundary complexities and geographically constrained portions of Somerville land located within the North Point area.
- Meeting Minutes