

## AGENDA

The Somerville Planning Board meeting for **Thursday December 5, 2002 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

### Deliberation on Zoning Amendments:

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.

### Deliberation on 257 School Street - subdivision

**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.

### Continuation of Public Hearing for 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;

## AGENDA - Continued

### Review of Cases for the Zoning Board of Appeals:

A. 709 McGrath Highway: (Applicant and Owner: Amerada Hess Corporation; Agent: Adam Dash): The Applicant seeks a special permit for the expansion of a nonconforming use (SZO §4.5.3) Neighborhood Business (NB) zoning district.

B. 180-182 North Street: (Applicant and Owner, Don Hughes): The Applicant seeks a variance from building height in order to add two shed dormers (SZO §8.5.F.) and a special permit to alter the existing nonconforming two-family structure (SZO §4.4.1). Residence A (RA) zoning district.

C. 11 Boston Street: (Applicant and Owner, Otilia Moreira): The Applicant seeks a variance from floor area ratio in order to add additional living space to a second floor apartment (SZO §8.5.E.). Residence A (RA) zoning district.

D. 54 Berkeley Street: (Applicant and Owner: Maureen Rockwell): The Applicant seeks a special permit to convert a two-family to a three-family (SZO §7.11.2.b.), a special permit for failure to provide one additional off-street parking space (SZO §9.5.2.b.), and a variance from lot area per dwelling unit (SZO §8.5.B). Residence A (RA) zoning district.

E. 149-153 Highland Avenue: (Applicant, Verizon Wireless; Owner, Highland & Central Realty Trust; Agent, Alpine Advisory Services): The Applicant seeks a special permit (SZO §7.11.15.3.) for the installation of a wireless communications facility consisting of three (3) arrays of four (4) antennas affixed to the parapet of the building, a rooftop generator, and a 485 square foot equipment room constructed within the existing penthouse. Neighborhood Business (NB) zoning district.

F. 45 Clyde Street: (Applicant and Owner, Ronan Fagan; Agent, Eamon Fee): The Applicant seeks a special permit (SZO §4.4.1.) in order to construct a deck at the rear of the existing nonconforming structure. The Applicant also requires a variance from rear yard setback (SZO §8.5.I.). Residence B (RB) zoning district.

G. 52 St. James Avenue: (Applicants and Owners, Mark Cooper and Danette English): The Applicant seeks a special permit (SZO §4.4.1.) in order to construct a single story addition at the rear of the existing nonconforming structure. Residence A (RA) zoning district.

#### **Other Business**

- Meeting Minutes