

## AGENDA

The Somerville Planning Board meeting for **Thursday, May 15, 2003 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

### **Public Hearing, 6:00pm (Continued from 5-1-03):**

The purpose of the hearing will be to receive public comments concerning the following proposed amendment to the Somerville Zoning Ordinance (SZO):

#### **A Zoning Amendment sponsored by Alderman Roche:**

- Proposed zoning that would replace the existing Assembly Square Interim Planning District with a new Assembly Square District and result in the deletion of the Business Park Assembly, Industrial Park Assembly, Waterfront Overlay District and Highway Overlay District.

The complete text of the proposed zoning amendment as well as a map may be reviewed at the Planning Department 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:**

**230 Highland Avenue:** (Continued from 5-1-03) (Applicant and Agent, David Farmer, on behalf of the Owner, Cambridge Public Health Commission): The Applicant is seeking a Special Permit to alter an existing nonconforming structure (SZO §4.4.1.) and a Special Permit to expand a non-conforming use (SZO §4.5.3.) in order to add a bicycle storage facility and a new window opening along Tower Street and a new rooftop mechanical unit as well as a rooftop outdoor recreational area. Residence A (RA) zoning district.

**5 Clifton Street:** (Continued from 5-1-03) (Applicant: Jeff Sutherland; Agent: Susan M. Callahan, Esq; Owner: Christopher Monteiro): The Applicant is appealing a Denial of Enforcement Action under SZO §3.1.9. Residence A (RA) zoning district.

**70 Lowell Street** (Applicant and Owner, Fedele Muzzioli; Agent, Richard G. DiGirolamo) The Applicant seeks a special permit with site plan review under §7.2 to construct a second principle structure, a two-unit dwelling, on a lot in a Residence B (RB) zoning district.

**432 Norfolk Street:** The Applicant, David Aposhian, along with his Agent, Margo Grossberg, seek a Special Permit with Site Plan Review (SZO Section 16.8) in order to construct Phase III of the Union Place PUD. Phase III involves the construction of thirty-five apartments. This project is subject to Inclusionary Housing requirements under Article 13 of the SZO. Planned Unit Development-B (PUD-B) zoning district.

**30 Innerbelt Road** (Applicant, Campanelli Companies; Owner, Sweetheart Cup Co., Inc.; Agent, Edwards & Kelcey) The Applicant seeks four special permits with site plan review: Under §7.11.12.5.c, for a distribution center use of 10,000 square feet or more of gross floor area; Under §7.11.14.A.1.d, for light industry use of 25,000 square feet or more of gross floor area; Under §7.11.14.B.1.c, for general industrial use of 25,000 square feet or more of gross floor area; and Under §7.11.14.D.c, for other industrial uses of 25,000 square feet or more of gross floor area. Industrial A (IA) zoning district.

**55 Summer Street** (Applicant, Loudir Machado; Owner, Antonio Ferreira) The Applicant seeks a special permit to convert from one nonconforming use, three apartments and a furniture repair business, to another nonconforming use, three apartments and a hair salon (SZO §4.5.1). Residence B (RB) zoning district.

**45 Skehan Street** (Applicant: J.T. Rickard, Owners: J.T. Rickard and Richard G. Reavis): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a third-floor side deck (SZO §4.4.1). Residence B (RB) zoning district.