

AGENDA

The Somerville Planning Board meeting for **Thursday June 19, 2003 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA is scheduled as follows:

Public Hearing (Continued from 6-5-03):

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:

30 Innerbelt Road (Continued from 6-5-03) (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.

5 Clifton Street: (Continued from 5-15-03) (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.

9-11 Aldersey Street (Continued from 6-5-03) The Owner, G&T Realty Associates, along with the Applicant, Gerard Meehan, and their Agent, Edward J. Lonergan, are making application to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. Residence A (RA) zoning district.

70 Lowell Street (Continued from 6-5-03) (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.

AGENDA - Continued

18 Beech Street/9Pitman (Applicant and Owner, Thomas B.C. Shen; Agent, Larry Young) The Applicant seeks a special permit with site plan review under §7.2 to construct a second principle structure, a three-unit dwelling, on a lot; a special permit with site plan review under §7.3 to provide one affordable unit; a variance under §8.5.B for minimum lot area per dwelling unit; a variance under §8.5.H for minimum side yard setback in a Residence B (RB) zoning district.

104 Glenwood Road (Applicant and Owner: Maria L. Souza): The Applicant seeks a special permit to alter a nonconforming structure to expand a front porch (SZO §4.4.1). Residence B (RB) zoning district.

99 Jaques Street (Applicant and Owner, Ruben A. Abrego) The Applicant and Owner, Ruben A. Abrego, is seeking a special permit to legalize an existing addition to a nonconforming structure (SZO §4.4.1.). Residence B (RB) zoning district.

500-510 Mystic Avenue (Applicant: Joe Macaluso, Somerville Housing Authority; Owner: Somerville Housing Authority; Agent: Anthony Palmacci, Mostue & Associates Architects): The Applicant seeks a special permit to alter a nonconforming structure and a special permit to enlarge a nonconforming use, to construct eight (8) three-story, 10' x 19' additions to each of ten (10), 24-unit apartment buildings (SZO §4.4.1 and SZO §4.5.3). Residence B (RB) zoning district.

270 Cedar Street (Applicant: Richard Manna; Owner: Louis Filosi): The Applicant seeks a special permit to change from one nonconforming use, an auto parts store, to another, an exercise studio (SZO §4.5.1). Residence B (RB) zoning district.