

The Somerville Planning Board meeting for **Thursday, July 19, 2001**, at **6:00 p.m.** in the Second Floor Aldermanic Chambers of City Hall, is scheduled as follows:

**6:00 p.m. - Executive Session**

Assistant City Solicitor Candies Pruitt has requested to appear before the Board in Executive Session.

**6:15 p.m. - Deliberation**

The Board will deliberate on the three proposed zoning amendments heard at the June 25, 2001 public hearing. The three amendments are briefly as follows:

- To amend the Somerville Zoning Ordinance, Section 7.11, Table of Permitted Uses, Paragraph 9, "Sales of Goods or Equipment" to prohibit any of the uses enumerated in said paragraph 9 from having a gross floor area on the ground floor of more than 50,000 s.f.
- To amend the Somerville Zoning Ordinance by establishing a "Planned Unit Development C" zoning overlay district.
- To amend the Somerville Zoning Map in East Somerville.

**6:45 p.m. - Review of Zoning Board of Appeals Cases**

- A. **20 Vernon Street *continued from 6/21/01*** (Applicant: OmniPoint Holdings, Inc.; Owner: Rogers Foam; Agent: Thomas Fields): The Applicant seeks a special permit for a wireless communications facility (SZO §7.11.15.3). The Applicant is proposing three panel antennas and associated equipment within an existing penthouse; no equipment would be visible from the street. Industrial Park (IP) zoning district.
- B. **11 - 13 Oak Street *continued from 6/21/01*** (Applicant and Owner: Steve Mendonca): The Applicant seeks a special permit to change from one non-conforming use, a four-family dwelling, to another, a five-family dwelling (§4.5.1). Additionally, the Applicant is seeking a variance from lot area per dwelling unit (§8.5b) and a special permit for one parking space (§9.4.1.d.1). Residence B (RB) zoning district.
- C. **8 Dartmouth Street *continued from 6/21/01*** (Applicant and Owner: Raffaele and Mafalda Verderese): The Applicant seeks a special permit to convert from a two-family to a three-family dwelling (§7.11.2.B). Additionally, the Applicant is seeking a variance from lot area per dwelling unit (§8.5b). Residence A (RA) zoning district.
- D. **252 Medford Street:** (Applicant: OmniPoint Holdings, Inc.; Owner: Somerville Housing Authority; Agent: Thomas Fields): The Applicant seeks a revision to a special permit for a wireless communications facility (SZO §7.11.15.3). The Applicant is proposing to remove one ballast-mounted antenna and add three façade-mounted panel antennas and one additional equipment cabinet on the roof. Residence B (RB) zoning district.
- E. **96 Conwell Avenue** (Applicant and Owner: Nicole Lucia): The Applicant seeks a special permit to place an electrolysis office within her home (§7.11.4.f). Residence B (RB) zoning district.
- F. **112A Central Street** (Applicant: Cambridge Public Health Commission; Owner: Somerville Hospital / Cambridge Public Health Commission; Agent: Warner +

Associates): The Applicant seeks a special permit for the expansion of a non-conforming use (§4.5.3). The Applicant is proposing to expand, landscape, paint, and re-grade the existing 1.48 acre parcel into a 126 space parking area . Residence A (RA) zoning district.

#### **7:30 p.m.- Public Hearing**

**181 Broadway / 6 Garfield Street:** The Applicant, CASCAP Inc., is requesting an amendment to the Site Plan Approval granted by the Planning Board on September 22, 1994. The conditions require that employees and visitors of the property at 181 Broadway use the lot at 6 Garfield Street when parking at 181 Broadway is not available, as well as that the Applicant shall landscape and maintain the property at 6 Garfield Street. The Applicant wishes to amend these conditions in order to sell the property at 6 Garfield Street.

#### **8:00 p.m. -Review of Zoning Board of Appeals Cases**

G. **324 Broadway** (Applicant: J.J. Holmes; Owner: Broadway Realty Trust; Agent: Richard DiGirolamo): The Applicant seeks a special permit with site plan review to alter an existing structure and a construct twenty-one unit apartment building, which would include affordable housing. (§7.11.1.c). Business A (BA) zoning district.

H. **88 Beacon Street** (Applicant: Nextel Communications; Owner: 88 Beacon Street Realty, Inc.; Agent: John Kovacs): The Applicant seeks a special permit for a wireless communications facility (§7.11.15.3) at the above-referenced address. Residence C (RC) zoning district.

I. **422 Mystic Avenue** (Applicant: Nextel Communications; Owner: 422 Mystic Avenue Realty LLC; Agent: John Kovacs): The Applicant seeks a special permit for a wireless communications facility (§7.11.15.3) at the above-referenced address. Business B (BB) zoning district.

J. **38 Allen Street** (Applicant and Owner: Arthur and Ellen Enos): The Applicant seeks a special permit with site plan review to legalize a second principal structure, a one-story dwelling (§7.2). Residence B (RB) zoning district.

#### **Other Business**

Meeting Minutes