

AGENDA

The Somerville Planning Board meeting for **Thursday, September 18, 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:

Review of Cases for the Zoning Board of Appeals:

9-11 Aldersey Street: (Continued from 9-4-03) 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 SZO. The Applicant is also making appeal under §3.1.9 of the SZO. Residence A (RA) zoning district.

205 Broadway: (Continued from 9-4-03) (Applicant and Owner, Maurice Haddad; Agent, Robert D'Auria) The Applicant, through his agent, seeks a special permit in order to raise and rebuild an existing billboard (SZO §4.4.1). Business A (BA) zoning district.

70 Lowell Street: (Continued from 9-4-03) (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.

88 Winslow Ave. (Applicant and Owner, Dedalus Wainwright; Agent, Peter Tagiuri) The Applicant, through his Agent Peter Tagiuri, seeks revisions to a previously approved two-family residential project in a Residence C (RC) zoning district.

44 Park Street (Applicant: Emerald Development Group, Inc.; Owner: Maldemar, LLC) The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant also seeks relief under the Incentives for Provision of Affordable Housing section of the SZO, §13.5. Residence C (RC) zoning district.

26 Bow Street (Applicant and Owner: James McGinnis). The Applicant seeks a variance from the requirements of SZO §10.7.1 in order to construct a 9' high fence. Central Business District (CBD).

745 Somerville Avenue (Applicant: Porter Village LLC; Owner: Cedar Realty Trust; Agent: Richard G. DiGirolamo). The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1), in order to add porches and a third floor addition to a residential structure. Residence B (RB) zoning district.

Continues

The City of Somerville welcomes the participation of persons with disabilities. Contact the ADA Coordinator at 617-625-6600 Ext. 2400 with requests for accommodations.

AGENDA - Continued

751 & 751 Rear Somerville Avenue (Applicant: Porter Village LLC; Owner: Cedar Realty Trust; Agent: Richard G. DiGirolamo). The Applicant seeks two special permits to alter a nonconforming structure (SZO §4.4.1), in order to add dormers, porches, and third floor additions to two separate residential structures on the lot. Residence B (RB) zoning district.

83 Willow Avenue (Applicant and Owner: Ashraf Hegazy). The Applicant seeks a special permit for relief from one required parking space (SZO §9.13.a), in order to convert from three to four dwelling units. Residence C (RC) zoning district.