

AGENDA

The Somerville Planning Board meeting for **Thursday, December 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:

Joint Public Hearing, 6:00pm:

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Committee on Legislative Matters to receive public comments concerning:

A Zoning Amendment sponsored by Aldermen Provost and Roche:

The purpose of the proposed amendment is to change Article 15 (§15.2 and §15.3) of the Somerville Zoning Ordinance, increasing the Project Mitigation Contribution for applicable projects from \$2.60 to \$3.91 per square foot.

Copies of the proposed amendment 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 by Planning Board:

51 Warren Street: (Continued from 12-4-03) (Applicant: Antonio Pereira; Owners: Antonio Pereira and Maria Pereira; Agent: William G. Ferullo, Esq.) The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). Business (BA) zoning district.

Review of Cases for the Zoning Board of Appeals:

9-11 Aldersey Street: (Continued from 12-4-03) 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.

46 Vinal Avenue: (Applicant and Owner: Carl L. Haak) The Applicant is seeks a special permit to alter a nonconforming structure (SZO §4.4.1), in order to enclose first and second floor front porches at the property. Residence A (RA) zoning district.

278 Beacon Street: (Applicant: Omnipoint Holdings, Inc; Owner: Beacon Four Trust; Agent: Peter Cooke/Wellman Associates) The Applicant is seeking a revision to a

previously issued special permit for a wireless communications facility (SZO §7.11.15.3). Residence C (RC) zoning district.

44 Park Street (Applicant: 44 Park Street, LLC; Owner: Maldemer, LLC; Agent: Terry Morris) The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct forty-three (43) residential units. The Applicant also requires variances from §8.5.f (maximum height), §8.5.h (side yard setback), and §8.5.i (rear yard setback). The Applicant is subject to the Incentives for Provision of Affordable Housing section of the SZO, §13.5. Residence C (RC) zoning district.

Other Business:

Proposed Assembly Square Zoning: Preliminary discussion before Public Hearing scheduled for December 23, 2003.