

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, July 15, 2004** at **6:00 p.m.** in the Aldermen's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

57 Dartmouth Street: (Continued from 7/1/04) (Applicant & Owner: Gabriel Fula; Agent: James C. Erb) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to add a first floor addition to an existing three-family dwelling. Residence A (RA) zoning district.

492 Medford Street: (Continued from 7/1/04) (Applicant and Owner: Rocco Polino; Agent: D.F. Valente) The Applicant seeks a variance from minimum lot size (SZO §8.5.A) to build a single-family dwelling. Residence C (RC) zoning district.

27 Osgood Street: (Continued from 7/1/04) (Applicant: Terrence Morris; Owner: Tom Bent) The Applicant seeks a special permit with site plan review for exceeding the maximum number of dwelling units per lot (§7.3) to demolish an existing commercial building and construct two residential buildings with a total of sixteen units. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from maximum lot coverage (§8.5.C), a variance from front yard setback (§8.5.G), and a variance from rear yard setback (§8.5.I). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. Residence B (RB) zoning district.

Planning Board Public Hearings, all continued from July 1, 2004:

133 Middlesex Avenue: Assembly Square Mixed-Use District (ASMD) zoning district, Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district: The Applicant and Owner, Assembly Square Limited Partnership, is seeking a Special Permit with Site Plan Review-A for a use accompanying a Retail Priority Permitted Use (pursuant to the requirements of §6.4.9, §6.4.10 and §5.3 of the SZO), in order to construct four buildings with accessory underground and surface parking. In the aggregate, the four buildings would contain approximately 41,900 square feet of retail space, 59,800 square feet of office space and 239 units of housing. The Applicant is also requesting a special permit under §9.13.c of the SZO in order to allow a driveway on one lot to lead to a parking space or loading bay on another lot, and to allow a driveway to straddle the lot line and serve a parking space or loading bay on two or more lots. A second special permit under §9.13.d is being requested by the Applicant to allow parking spaces to be located on a separate lot, which may be in separate ownership. This application is also subject to linkage requirements under §15.2 of the SZO as well as Inclusionary Housing requirements under §13.2 of the SZO.

133 Middlesex Avenue: Assembly Square Mixed-Use District (ASMD) zoning district, Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district: The Applicant and Owner, Assembly Square Limited Partnership, is seeking a Special Permit with Site Plan Review-A (§6.4.5.A), in order to construct a restaurant (other than fast order food) comprising 7,500 square feet of gross floor area, with all operations conducted entirely within the building.

62B Summer Street: (Applicant: Jennifer Banwait, Owner: Gurmail Banwait) The Applicant seeks a special permit to convert from one non-conforming use, a retail bookstore, to another, a mortgage office (SZO §4.5.1). Residence B (RB) zoning district.

15 Weston Avenue: (Applicant: Omnipoint Holdings, Inc., Owner: Somerville Housing Authority, Agent: Adam Braillard) The Applicant seeks a special permit to install a wireless telecommunications facility (SZO §7.11.15.3). Residence B (RB) zoning district.

22 Glen Street: (Applicant: James V. Castellano; Owner: Rosalie Dufour; Agent: Charles F. Houghton) The Applicant seeks variances for minimum lot size (§8.5.A), minimum frontage (§8.5.J) and minimum side yard setback (§8.5.H) to demolish a garage and construct a two-family dwelling. Residence B (RB) zoning district.

35-43 Beacon Street: (Applicant and Owner: Geneva Realty Trust; Agent: Howard P. Speicher, Esq.) The Applicant is appealing the decision of the Senior Building Inspector to deny building permits to construct a building with six residential units and a ground-floor retail space. Residence C (RC) zoning district.

11A Cottage Avenue: (Applicant & Owner: Lenny Granowetter) The Applicant seeks a special permit to alter a non-conforming structure to construct a rear deck (SZO §4.4.1). Residence B (RB) zoning district.