

STAFF

MICHAEL GLEBA, *DIRECTOR OF PLANNING*
MARTHA TAI, *PLANNER*
MADELEINE MASTERS, *PLANNER*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS

LINDA BOHAN
JOSEPH FAVALORO
ELIZABETH MORONEY
JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, December 7, 2006** at **6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearings:

A public hearing for all interested parties will be held by the Somerville Planning Board on **Thursday, December 7, 2006**, at **7:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

A zoning amendment to establish a PUD-C Zoning Overlay District and Union Square Arts Overlay District with Facilitation by City-Wide Amendments. The proposed amendment would incorporate changes to the Zoning Ordinance of the City of Somerville with respect to the official zoning map and Articles 2, 6, 7, 9, and 16.

The proposed districts are contained in the area generally bounded by Concord Avenue, Marion Street, Adrian Street, Watt Street, Perry Street, Washington Street, Leland Street, Dane Avenue, Dane Street, Granite Street, Landers Street, School Street, Summer Street, Putnam Street, Vinal Avenue, Aldersey Street, Walnut Street, Boston Street, Rossmore Street, Merriam Street, Charlestown Street, and Prospect Street.

Copies of the proposed amendment and additional information concerning these applications may be reviewed at the Office of Strategic Planning and Community Development 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.

Continued on next page

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Continued from previous page

Review of Cases for the Zoning Board of Appeals:

75 Beacon Street: (continued at previous meeting) (Applicant and Owner: Ian Mazmanian) The Applicant seeks special permits (SZO §4.4.1 and §7.11.1.c) to construct two new residential units onto an existing one-story commercial building. Residence B (RB) zone.

35R Lexington Ave: (continued at previous meeting) (Applicant & Owner: Christos Poutahidis; Agent: Francis J. Scannell) The Applicant seeks a special permit (SZO §4.4.1) to alter a non-conforming structure to convert the premises into two (2) dwelling units. The proposed work would include the removal of the attached corrugated metal structures. Residence A (RA) zone.

519 Somerville Avenue: (Applicant: Savin Foods USA, Inc.; Owner: Jim DeVellis) The Applicant seeks a variance under SZO §9.5.10.b for one required parking space to establish a fast food take out with no seating restaurant (Wings Over). Commercial District (BA) zone.

71 Sycamore Street: (Applicant & Owner: Andrew Sutherland) The Applicant seeks a special permit under SZO §4.4.1 to expand a dormer and add two new bathrooms to an existing two family dwelling. Residence A (RA) zone.

223 Summer Street: (Applicant & Owner: David Edelman; Agent: Richard G. Di Girolamo) The Applicant seeks special permits under SZO §4.4.1 and §4.5.3 to add rear decks to a six-family dwelling. Residence B (RB) zone.

7 Carver Street: (Applicant & Owner: Michael J. Pignatiello) The Applicant seeks a special permit under SZO §4.4.1 for an addition to an existing single-family dwelling. Residence B (RB) zone.

72 Pearson Road: (Applicant & Owner: Kimberly Reardon) The Applicant seeks a special permit under SZO §4.4.1 and a variance under SZO §8.5.I to create porches for the first and second floor units. Residence A (RA) zone.

Any other business