

STAFF

MICHAEL GLEBA, *DIRECTOR OF PLANNING*
MARTHA TAI, *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, November 16, 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, November 16, 2006**, at **6:00 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:

Zoning Amendment concerning Dimensional Requirements in RA and RB Districts (Continued from November 2, 2006) A proposed amendment to the Zoning Ordinance of the City of Somerville with respect to Article 8, "Dimensional Requirements," to increase side yard setbacks in RA and RB Zoning Districts.

Assembly Square: The Applicant, Federal Realty Investment Trust, and their Agent, Hugh Hahn, Vanesse Hangen Brustlin, Inc. seek approval of a preliminary master plan (S.Z.O. §16.8.1) for a Planned Unit Development-A (PUD-A) project to construct buildings containing a mix of retail, restaurant, business, residential, hotel, cinema and office uses. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2). A Waiver is sought under S.Z.O. §6.4.12 and §16.5.4 from Ground Level Retail Size Cap (S.Z.O. §6.4.8.D.2.b). Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District – A (PUD-A); Waterfront Overlay District (WOD).

The Owners of the parcels within the boundaries of the proposed PUD-A include FR Assembly Square, LLC (86-A-1, 67-A-2); FR Sturtevant Street, LLC (99-A-8, 99-A-7, 99-A-5); IKEA Property, Inc. (85-A-1, 85-A-2, 85-A-3, 85-A-4, 85-A-6, 85-A-7); Marron Realty Trust (99-A-9, 99-A-9A, 85-A-2A); 99 Foley Street, LLC (99-A-10); Clay Realty Corporation (99-A-2, 99-A-3, 99-A-4); the Department of Conservation and Recreation of the Commonwealth of

Continued on next page

STAFF

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

MEMBERS

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

Continued from previous page

Massachusetts (85-A-5); and the Somerville Redevelopment Authority (99-A-6, 99-A-11, 101-B-24, including private way section of Foley Street); City of Somerville (Assembly Square Drive and public way section of Foley 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.

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.

1-4 Hayden Terrace: (continued at previous meeting) (Applicant: James Douglas; Owner: One Hayden Terrace Trust; Agent: Richard G. Di Girolamo, Esq.) The Applicant seeks special permits (SZO§ 4.4.1 and §4.5.3) for the alteration, addition, and enlargement of an existing nonconforming 4-family dwelling. 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.

Any other business