



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE, MAYOR

STAFF PRESENT

MADELEINE MASTERS, *PLANNING DIRECTOR*
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS PRESENT

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

MEETING MINUTES

The Somerville Planning Board held a public meeting on **Thursday, January 3, 2008, 2007** at **6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

The meeting was opened at 6:00 p.m. Mr. Kirylo made a motion to accept the Planning Board minutes from October 4, October 18, November 1, November 15, and November 29 of 2007. Mr. Favaloro seconded 5-0. Motion carried.

The Planning Board discussed the new format for Planning Board reports and the Special Permit Granting Authority application form. Board members had the following suggestions. The first was to add a statement to the owner's signature section stating that the use of the property listed on the application form is the legal use. Staff checks this information with the assessor's database; however, the information is not always specific. The other suggestion is to specify that all materials need to be submitted by a certain time in order to allow for staff to review and analyze them. The information sheet lists the submission deadline for each meeting. The deadline is the Monday of the week three weeks prior to the meeting. Staff will contact applicants on the Thursday three weeks prior to confirm that they have all of the appropriate materials and to set the meeting dates. These dates are sufficient. The final suggestion was to state that the Design Review Committee is advisory to the Planning Board and Zoning Board of Appeals and the DRC is not the final authority on design. It is important to make applicants aware that they may need to make changes to the design even after DRC review. Mr. Kirylo made a motion to adopt the application form, application information sheet and the formatting of the Planning Board report. Ms. Moroney seconded. Motion carried.

34 Allen Street and 39 Endicott Avenue were continued to allow the applicants to submit additional materials.

51 McGrath Highway: (*Applicant: The Marcus Organization; Owner: Quantum Properties, LLC; Agent: Richard DiGirolamo, Esq.*). *The Applicant seeks Special Permit with Site Plan Review approval to construct a three-story building for a self storage facility of 28,800 s.f. and convert an existing building of factory and office use to a self storage facility of 61,760 s.f. under SZO §7.11.12.4.c. Industrial A Zone (IA) - Ward 2.*

Richard DiGirolamo appeared on behalf of the Applicant. After an overview of the project Mr. DiGirolamo explained that the buildings were designed so that they are easily converted to office buildings if the need arises in the future. Also, the Applicant is going above the 26 required parking spaces by providing 47. They have



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met with the Ward Alderman and with the Brickbottom community, who had a representative present. The Agent stated that both parties were in favor of the project.

Mr. Prior moved to accept the staff's recommendation of conditional approval. Mr. Kirylo seconded. Motion carried.

The meeting was then adjourned.