



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*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS PRESENT

LINDA BOHAN
JOSEPH FAVALORO
JAMES KIRYLO

MINUTES

The Somerville Planning Board held a public meeting on **Thursday, February 7, 2008 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

The Planning Board continued the following cases under review for the ZBA: 503b Medford Street, 34 Allen Street.

Review of Continued Cases for the Zoning Board of Appeals:

39 Endicott Avenue: (Applicant & Owner: Endicott Partners, LLC; Agent: Richard Di Girolamo) The Applicant seeks Special Permit with Site Plan Review approval from the Planning Board under SZO §7.3 in order to construct an eight unit apartment building (including one affordable unit) on a 12,504 s.f. parcel in a Residence B (RB) zone -Ward 7.

Richard Di Girolamo explained the project and stated that they held a neighborhood meeting where neighbors expressed concerns with fencing and a dumpster. Alderman Trane was at the Planning Board meeting and stated that he would like to withhold his comments until after the next neighborhood meeting. He mentioned that people were concerned about the environmental report. The Planning Board did not request that the project go before the Design Review Committee if the issues are worked out at the neighborhood meeting. The Board voted 3-0 to continue the case without prejudice in order for the Applicant to hold another neighborhood meeting. Motion carried.

Review of New Cases for the Zoning Board of Appeals:

308 Beacon St: (Applicant Basnight, Buckingham & Partners, Inc. and Owner Kyle E. Gale; Agent: Adam Dash) The Applicant and Owner seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure. The Applicant seeks Special Permit approval under SZO §7.11.c to build a three-story, six-unit dwelling with parking underneath in a RC zone. Ward 2.

Adam Dash explained the project and stated that they have tried to contact the neighbors and have not had any feedback. Ms. Bohan stated that the design lacks character; however, after the Architect explained the breaks in the façade that do not read on the elevations, she was satisfied with it. The Board asked questions about the landscaping. The Architect stated they could add more vegetation on the property and street trees if they are allowed to do so. Staff explained that the Applicant added an arbor to the project in order to give the building an entrance to the street.



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After Staff read the recommendation and conditions, the board voted 3-0 to recommend conditional approval of the project. Motion carried.

26 Henderson St: Applicant & Owner Patev Haase seeks a special permit (SZO §4.4.1) to construct a dormer and porch that will be dimensionally nonconforming in terms of the front yard setback under SZO §8.5.G. RB zone. Ward 5.

Staff had concerns about the design of the dormer and the Applicant did not respond to these concerns before the meeting. The Applicant wanted to attend the meeting to hear the Board's disposition towards the design. The Board asked that the Applicant and her architect work with Staff to address the bulk of the dormer while still being able to achieve the desired headroom. The Board voted 3-0 to continue the case until the next meeting.

7 Prospect Hill Ave: Applicant & Owner Kevin Whalen seek special permits (SZO §4.4.1 & §4.5.3) to construct a one-story addition in the back and steps on the side of the dwelling to extend the residential use. RA zone. Ward 3.

The Applicant explained the proposed additions. Discussion included concerns about the yard setbacks of the additions, limiting fire access, further reducing the size of the small back yard and the context of being next to a historic home. The Board sees improvements that could be made to the plan and recommends that the Applicant with his architect work with Staff to redesign the project and achieve the Applicant's goals. The Board voted 3-0 to continue the case until the next meeting.

209 Cedar St: Applicants & Owners Ryan Evans and Darcy Duke seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to build a two level deck with stairs. The Applicants seek Special Permit approval under SZO §8.5H to build 4.5' into the required side yard. RB Zone. Ward 5.

The Agent and Applicant explained the project. The Applicants proposed a privacy wall between their deck and the deck next door. Staff and the Board had concerns that the wall adds bulk to the structure and it could potentially be used to enclose the deck in the future. There was discussion on privacy solutions that would be less structural and the Board felt that Staff and the Applicant could come to an agreement with this detail. The Board added a condition that the privacy wall on second level deck will be redesigned before the Zoning Board of Appeals meeting. After Staff read the recommendation and amended conditions, the board voted 3-0 to recommend conditional approval of the project. Motion carried.



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Other Business

The Board was not able to approve the minutes from January 23, 2008. Mr. Favaloro was not present at that meeting and the remaining two members do not constitute a quorum to vote. The minutes will be on the agenda for the next meeting.

The meeting was then adjourned.