

Marlene Smithers Absent All other Members Present

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

AGENDA - SPECIAL SESSION,
ALDERMANIC CHAMBERS, SECOND FLOOR,
CITY HALL, 93 HIGHLAND AVENUE, WEDNESDAY, APRIL 6, 2005, 6:00 P.M.

405 Alewife Brook Parkway (former Conwell School) Owner & Applicant, Conwell Capen, LLC, a wholly owned subsidiary of the Visiting Nurse Foundation, Inc., seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct ninety-five (95) residential units of housing within a four-story building. The Applicant is requesting waivers from lot area per dwelling unit, floor area ratio, building height and the number of dwelling units (§8.5.B, §8.5.E, and §8.5.F of the SZO). The Applicant also requests a special permit and a special permit with site plan review finding for the number of dwelling units (§7.11.1.3.f, §7.3 of the SZO), and a special permit for reduced parking requirements (§9.5.1.b). Residential B (RB) zoning district. ***The Board heard further testimony regarding the project. HF made a motion to approve; RR seconded the motion, vote taken (5-0) RD, HF, SF, RR and SD. Approved with conditions.***

515 Somerville Ave. Applicant: World Realty and Development; Owner: John Solomon, International Inc., Salvatore A. Paterna as President. The Applicant seeks a special permit with site plan review to demolish an existing factory building and construct three residential buildings with a total of thirty-nine (39) residential units and three (3) commercial units (SZO §7.11.1.c). The Applicant also seeks special permits for a shared parking arrangement (SZO §9.13.e) and for modification of parking design standards (SZO §9.13.b). The proposal is also subject to the affordable housing provisions of Article 13. BA zone. ***The Board heard additional testimony and voted to continue the matter to obtain a legal opinion. SF motion, SD seconded the motion, vote taken (4-1) RD, SF, SD and RR voted to continue, SQ voted against the motion to continue. The Board will reconvene on April 13, 2005.***

Board adjourned at 8:25 p.m.

ZBA 4/6/05