



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

STAFF

MADELEINE MASTERS, *PLANNING DIRECTOR*
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

MEMBERS PRESENT

LINDA BOHAN
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY
MICHAEL CAPUANO, ESQ. (ALT.)

MINUTES

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

Review of Continued Cases:

56 & 61 Clyde Street (“MaxPak” site): *The Applicant, KSS Realty Partners, and Owners, 56 Clyde Street Acquisition LLC & 61 Clyde Street Acquisition LLC, seek approval of a preliminary master plan (S.Z.O. §16.8.1) for a Planned Unit Development-B1 (PUD-B1) project to construct a residential development on five parcels of land (Map 33, Block A, Lots 24-28). The residential development is proposed to contain 199 units in five buildings and is subject to inclusionary housing requirements (S.Z.O. §13.2). Planned Unit Development-B1 (PUD-B1) Overlay district. Ward 5.*

Madeleine Masters, planning director, reviewed the proceedings of a recent community meeting that focused on traffic and parking impacts of the proposed project. Ms. Masters reported general community support for the project. In accordance with a condition requested by the Traffic and Parking Department, the applicant included a Traffic Demand Management Plan with the application.

Planning Board discussion focused on the quantity of parking provided and the potential negative impact of residents of the development parking in the adjacent neighborhoods. The Planning Board asked that the subsequent review of the special permits included more detailed discussions of the proponent’s parking plans. The Board also discussed access through the site to the Community Path and to the planned Green Line station.

After Staff read the recommendation and amended conditions, Ms. Moroney made a motion to accept the staff’s recommendation of conditional approval with amended conditions. Mr. Kirylo seconded. The board voted 4-0 (with Mr. Capuano ineligible to vote) to conditionally approve the preliminary master plan for the project, granting a waiver from side yard setbacks (SZO §16.5.1.g), and making positive findings for future waiver of parking space dimensions (SZO §9.11.a) and parking ratios (SZO §9.5.1.a). Motion carried.

Review of New Cases for the Zoning Board of Appeals:

81 School St: *(Applicant/Owner: Jose and Olga Jorge; Agent: Bob Walsh) The Applicants seek a special permit §4.4.1 to reconstruct an existing porch and build a room above the porch.*



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After Staff read the recommendation and amended conditions, Mr. Favaloro moved to accept staff's recommendations of conditional approval with amended conditions. Ms. Bohan seconded. The board voted 5-0 to accept the recommendation. The motion carried.

7A Partridge: *(Applicant/Owner: Kathleen McGilvray & David Edwards) The Applicant seeks a special permit §4.4.1 to extend an existing handrail on the second story to encompass the entire deck area.*

After Staff read the recommendation and amended conditions, Mr. Capuano moved to accept staff's recommendations of conditional approval with amended conditions. Mr. Kirylo seconded. The board voted 5-0 to accept the recommendation. The motion carried.

37 Stone Ave: *(Applicant: Dianne Haas) The applicant seeks Special Permit approval under SZO §4.4.1 to increase an existing F.A.R. non-conformity by finishing the existing basement.*

The Planning Board discussed the possibility that the applicant would later convert the basement into an additional unit. The Board concluded that access limitations would make the conversion difficult and unlikely.

After Staff read the recommendation and amended conditions, the board voted 5-0 to accept the recommendation. The motion carried.

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.*

The Applicant requested a continuance.

503b Medford St: *(Applicant & Owner: Broadway Investments; Agent: Richard G. Di Girolamo, Esquire) Applicant seeks a Special Permit (SZO §9.4 & §9.13a) for modification of parking requirements in order to expand an existing restaurant (currently Churrasco) into an adjacent space that is currently an office use. NB zone. Ward 5.*



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The Applicant requested a continuance.

Other Business

The Planning Board voted 5-0 to approve the minutes from January 17, 2008. The Board voted 5-0 to approve amended minutes from March 6, 2008. The Board voted 5-0 to approve the minutes from February 21, 2008.