

Meeting Results

The results of the Planning Board meeting held Thursday, May 4, 2006, at 6:00 p.m. were as follows:

Public Hearing:

A public hearing for all interested parties will be held by the Somerville Planning Board on **Thursday, May 4, 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:

111 South Street, 153 South Street, 21 Earle Street: The Applicant and Owner, Boynton Yards Lofts LLC, and their Agent, William J. Smith of Intercontinental Developers Inc., seek approval of a preliminary master plan (S.Z.O. §16.8) for a PUD project, involving a special permit with site plan review (S.Z.O. §7.11.1.c) to construct 207 dwelling units in three buildings. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2). Waivers are sought (S.Z.O. §16.5.4) from minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1) and the mixed-use requirement (S.Z.O. §16.5.3). A variance is also sought for failure to provide enough parking spaces (S.Z.O. §9.5.1). Planned Unit Development-B (PUD-B) Overlay zoning district.

The public hearing was opened. No testimony was taken. Linda Bohan motioned to continue the application to Thursday, June 1, 2006, due to the request of the Applicant. Joe Favaloro seconded the motion. Upon a vote, the motion passed unanimously (3-0).

Additional information concerning this application is available 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:

47 Elmwood Street: (continued from previous meeting) (Applicant: Jose Do Vale; Owner: Norma Pereira; Agent: Kaj Vandkjaer) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit for modification of parking design standards (§9.13.b) to build a three-story addition and convert the existing single-family dwelling into a two-family dwelling. Residence B (RB) zone.

The application was continued to the next Planning Board meeting on May 18, 2006.

10 Austin Street: (Applicant & Owner: Sergio Castro) The Applicants seek a special permit (SZO §4.4.1) to alter a non-conforming structure to enlarge an existing enclosed porch on an existing three-family dwelling. Residence B (RB) zone.

The Planning Board voted unanimously (3-0) to recommend conditional approval of the requested special permit.

288-290 Beacon Street: (Applicant & Owner: Jean Nevaras; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (S.Z.O. §4.4.1) to add a second story for two residential units and a variance (§9.5.1.a) for failure to provide parking for the new units. Residence C (RC) zoning district.

The application was continued to the next Planning Board meeting on May 18, 2006.

17 Oliver Street: (Applicant and Owner: Lorenzo DiBenedetto) The Applicant seeks a special permit with site plan review (SZO §7.2) for more than one principal structure and a special permit with site plan review (SZO §7.3) for exceeding maximum dwelling unit requirements to construct a two-family dwelling on a lot with an existing three-family dwelling. This application is subject to inclusionary housing requirements (SZO §13). Residence B (RB) zone.

The application was continued to the next Planning Board meeting on May 18, 2006.

80 Pearl Street: (Applicant & Owner: Carlos Faria) The Applicant seeks a special permit (SZO §7.11.1.c) to convert an existing three-family dwelling into a four-family dwelling and to revise Special Permit #1997-27 under SZO §5.3.8. The applicant also seeks a variance (SZO §9.5) for failure to provide required number of parking spaces. Residence C (RC) zone.

The Planning Board voted unanimously (3-0) to recommend denial of the requested special permit and variance.

Any other business