

Meeting Results

The results of the Planning Board meeting held Thursday, June 1, 2006, at 6:00 p.m. were as follows:

Public Hearings:

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Land Use Committee on **Thursday, June 1, 2006 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

(Continued from May 18, 2006, due to the lack of a quorum.) A proposed amendment to the City of Somerville zoning map to rezone the properties at 100 through 114 Temple Street and 8 through 16 Butler Drive (St. Polycarp's church and associated buildings), referenced by the City Assessor as Map 69, Block A, Lot 1 and Map 57, Block A, Lot 2, from Residence B (RB) zoning to Neighborhood Business (NB) zoning.

The Board of Aldermen Land Use Committee and the Planning Board opened the public hearing. Public testimony was taken. The Land Use Committee will keep the record open for written testimony until June 9, 2006. The Planning Board closed the record and voted (4-1) to recommend approval of the proposed zoning amendment.

(Continued from May 4, 2006)

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 Planning Board opened the public hearing, and the Applicant presented the case before the Board. The public hearing was continued to the next Planning Board meeting on June 15, 2006.

Copies of the proposed amendment and 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:

288-290 Beacon Street: (continued from previous meeting) (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 June 15, 2006.

1 Fitchburg Street: (continued from previous meeting) (Applicant: Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless; Owner: Brickbottom Condominium Trust; Agent: Carl Gehring) The Applicant seeks a special permit to install a wireless communications facility on the roof of an existing residential building (SZO §7.11.15.3). Industrial A (IA) zone.

The application was continued to the next Planning Board meeting on June 15, 2006.

41 Ash Avenue: (Applicant & Owner: Barbara A. McKenna) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a rear two and a half story addition, two-car garage and deck, and a special permit to modify parking design standards (SZO §9.13.b) to construct a driveway wider than 12 feet. Residence A (RA) zone.

The Planning Board voted unanimously (5-0) to recommend conditional approval of the requested special permits.

Any other business

The Planning Board voted to withdraw the proposed zoning amendment involving the creation of a PUD-B1 zoning overlay district, which was originally considered and submitted by the Planning Board to the Board of Aldermen on April 6, 2006.