



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*

**MEMBERS PRESENT**

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

**MINUTES**

The Somerville Planning Board held a public meeting on **Thursday, August 21, 2008 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

**Proposed Zoning Amendments:**

A joint public hearing for all interested parties was opened by the Planning Board and the Board of Aldermen Land Use Committee on **Thursday, July 17, 2008 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 was to receive public comments concerning:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF SOMERVILLE WITH RESPECT TO ARTICLE 6, TEMPORARILY LIMITING DEVELOPMENT FOR THE FOLLOWING PARCELS LOCATED IN THE VICINITY OF BROADWAY AND TEMPLE STREET (IDENTIFIED BY MAP-BLOCK-LOT): 58-C-6, 58-C-7, 58-C-8, 58-C-9, 70-D-5, 70-D-10, 70-D-24, 70-D-25, 70-D-27.**

Notice of this public hearing was published in the Boston Herald on 6/21/08 and in the Somerville News on 6/25/08, and mailed to cities, towns, and agencies as required under the Massachusetts General Laws. The Planning Board has elected to send these notices to the owners of the above properties and to owners of all immediately abutting properties as a courtesy; this notice is not required by law.

The Planning Board kept the record open for public comment until their last meeting on August 7, 2008. The Land Use Committee of the Board of Aldermen has closed their hearing and took no action until after receipt of the Planning Board's recommendation.

*The Board asked the City Solicitor how long in duration the moratorium could last. The City Solicitor explained that moratoriums need to be of a reasonable duration and reasonably necessary to further the public welfare. The Board determines what is reasonable. In one case the court upheld a moratorium that lasted for three years.*

*Staff proposed alternative language for 6.1.21.D to add that if additional time is necessary to continue planning studies, there would be a noticed public hearing. The Board adopted the amended language 4-0 with Elizabeth Moroney making the motion and Linda Bohan seconding. The Board voted 4-0 to recommend the modified zoning amendment with Elizabeth Moroney making the motion and Joseph Favaloro seconding.*



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**Review of Continued Cases for the Zoning Board of Appeals:**

**44 Park Street:** Applicant & Owner: Park Street Housing Associates, LLC seek a Special Permit with Site Plan Review for 89 dwelling units, and variances for parking, minimum lot area per dwelling unit, and number of stories (4 proposed). RC / Ward 2

*The Applicant explained that they did not change the site plan because if they did, there would not be sufficient maneuvering area in the parking lot. They are still working on the abandonment and discontinuance of the private way and the exact language of the affordable housing restriction.*

*Staff explained the recommendation for Conditional Approval of the Special Permit with Site Plan Review (SPSR) and the inability to recommend approval of the variances.*

*After discussion, Joseph Favaloro made a motion to add that the Planning Board wishes for the ZBA to consider the importance of senior housing to the City when making its deliberation for supporting a variance. Elizabeth Moroney seconded the motion and the Board voted 3-1 to adopt this language.*

*The Board voted 3-1 to accept the staff recommendation as amended, with Elizabeth Moroney making the motion, Joseph Favaloro seconding, and Linda Bohan opposed.*

**Review of New Cases for the Zoning Board of Appeals:**

**298 Beacon Street:** The applicant seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to renovate the façade of the existing business. RC / Ward 2

*After discussion, the Board voted 4-0 to accept the staff recommendation, with Elizabeth Moroney making a motion and Michael Capuano seconding.*

**95 Kidder Avenue:** The Applicants seek a variance from SZO §9.9.c to create a second curb cut onto their property. RA / Ward 6

*The Board changed the recommendation from denial to unable to recommend. They agreed that this case did not meet all of the findings for a variance but wanted to send the message to the ZBA that this curb cut practically made sense. They added a condition that the landscaping shall not be reduced from its current amount (22% of the site). The Board voted 4-0 to accept the amended staff recommendation, with Linda Bohan making the motion and Michael Capuano seconding.*



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**12-14 Marshall Street:** The Applicant seeks Special Permits under SZO §9.4 to modify parking requirements (4 parking spaces) and §4.4.1 to alter a nonconforming structure in order to convert an auto body shop into a religious institution. RB / Ward 4

*The Applicant's request to continue the case was granted.*

**Other Business:**

*The Planning Board voted 5-0 to approve the minutes from April 3, 2008 with an amendment to clarify that Michael Capuano was ineligible to vote on the 56 and 61 Clyde Street case. The Board also mentioned that the full details of the meeting can be obtained from the recording of the meeting.*

*The meeting was then adjourned.*

*A recording of this meeting may be obtained in the Planning Division.*