



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

KEVIN PRIOR, *CHAIRMAN*
JOSEPH FAVALORO
JAMES KIRYLO
MICHAEL A. CAPUANO, ESQ. (ALT.)

MINUTES

The Somerville Planning Board held a public meeting on **Thursday, September 4, 2008 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA. Members Linda Bohan and Elizabeth Moroney were absent, and Alternate Member Michael Capuano voted on all matters.

Review of New Cases for the Zoning Board of Appeals:

12-14 Marshall St: Applicant & Owner: Collin Green seeks Special Permits under SZO §9.13 to modify parking requirements (4 parking spaces), provide parking on a separate lot, and share parking, and §4.4.1 to alter a nonconforming structure in order to convert an auto body shop into a religious institution. RB zone. Ward 4.

After discussion, Jim Kirylo made a motion to accept the staff recommendation for Conditional Approval; motion was seconded by Michael Capuano, and passed 4-0.

12-14 Albion Place: Applicant & Owner: Frances Dilks seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct a third story on an existing two and a half story building and to construct a two story rear deck. RB zone. Ward 5.

After discussion of the proposal, which was recommended for Denial, with the applicant and architect, a motion was made and passed to continue the case to the September 18th meeting, in order for the applicant to work with staff on the design.

708 Broadway: Applicant: Mike Moccia – Ball Square Café & Owner: Vittorio Moccia seek a special permit under SZO 9.13.a for modification of parking requirements in order to increase the number of seats in the restaurant. NB zone. Ward 6.

After discussion, Joe Favaloro made a motion to accept the Staff recommendation for Conditional Approval; Mike Capuano seconded the motion, which passed 4-0.

1 Summer St: Applicant & Owner: Victoria Lamb seeks Special Permit with Site Plan Review under SZO §7.11.1.c to revise a previously approved residential development by converting storage space to a commercial office. The applicant seeks variance from SZO §9.5 in order not to provide the one additional parking space required by this change of use. CBD zone. Ward 3.

After discussion, Michael Capuano made a motion to accept the Staff recommendation for Conditional Approval; motion was seconded by Joe Favaloro and passed 4-0.

Other Business:

Staff reported that a new printing of the Zoning Ordinance had been published and was on the website. Updates were provided on application forms, information sheets, report delivery, and the pending Annual Report of the Planning Staff.



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The meeting was then adjourned.

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