



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

STAFF PRESENT:

CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

MEMBERS PRESENT:

KEVIN PRIOR, *CHAIRMAN*
MICHAEL A. CAPUANO, ESQ
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY
DANA LEWINTER, ALT.

PLANNING BOARD MINUTES

A joint public hearing for all interested parties was held by the Board of Aldermen Land Use Committee and the Somerville Planning Board on **Thursday, November 5, 2009** at **6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearing

Amendment to Broadway in East Somerville (Case #PB2009-10)

An ordinance amending the Somerville Zoning Ordinance to modify the Corridor Commercial District (CCD) and Transit Oriented Districts (TOD) in Article 6 "Establishment of Zoning Districts", Article 8 "Dimensional Requirements", and Article 9 "Parking Requirements" and map those districts and residential districts in specified areas on or near Broadway in Winter Hill and East Somerville.

The area of the map change proposal is generally located along the Broadway corridor from Dartmouth Street to the Somerville/Boston border.

The OSPCD staff gave the presentation. Alderman Walter Pero stated the trigger for the rezoning variance was the Star Market becoming vacant. Alderman Pero's concern was the area was looking tired along Broadway, neighbors demanded Wendy's stay out of the area and the Green Line T stop. The Planning Board discussed issues concerning single lane traffic and accessibility for people in other areas of the City.

Amy Danski, East Somerville Main Streets, spoke in support of the project. Ms. Danski stated in order to create more vibrancy it would need continuity of commercial. The people are not able to invest in buildings with current zoning.



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Susan Fontano, President East Somerville Main Streets attended the meeting as a resident. Ms. Fontano is in favor of the project and states she would like to see the revitalization of the area and her concerns regarding parking issues.

John VanKaiken appeared and stated he is in support of the project and he stated that the rezoning will help, the process is inclusive and Winter Hill needs revitalization.

Ellen Reiser appeared and stated she is in favor of the project and happy with the process and felt that OSPCD listened to the comments. Ms Reiser stated her concern regarding traffic to Assembly Square

Erica Tarlen, a member of focus group stated concerns about parking structures.

Stephen Mackey, Somerville Chamber of Commerce, stated he is in full support of the project. Mr. Mackey stated that years ago the width of the streets were originally for farms from Powder House Circle to Star Market for horse trolley and streetcars. Mr. Mackey also stated that it is important to export people from Sullivan Square and we would need the height to support economic activity.

Review of Continued Cases for the Zoning Board of Appeals:

369-371 Beacon St (ZBA #2008-61) Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.

The Applicant requested a continuance to November 19, 2009.

9-11 Harvard Pl (ZBA #2009-04) Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.

The Applicant requested a continuance to November 19, 2009.

Review of Continued Cases for the Zoning Board of Appeals:

1366 Broadway (Case #ZBA 2009-47) Applicant & Owner Clarendon Hill Somerville, LP seeks a Special Permit (SZO §5.1) to construct a 3,800 sf structure for by-right offices and community gathering space on a lot with nonconforming structures (§4.4.1). RC zone. Ward 7.

Planning staff read the conditions into the record. Elizabeth Moroney read a letter into the record from a resident concerned about how many trees will be removed. The Applicant appeared and stated that most of the trees are diseased and all will be relocated on site. A community meeting was held and there was one in opposition to the project. The only question the members of the community had was when the construction would start. Kevin Prior made a motion to recommend conditional approval. James Kirylo seconded the motion. Upon a vote, the motion passed unanimously 5-0.

Other Business: None

The meeting adjourned at 7:50 p.m.

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning

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



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