



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
MAYOR

STAFF PRESENT

MADELEINE MASTERS, *PLANNING DIRECTOR*
CHRIS DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

MEMBERS PRESENT

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

MINUTES

The Somerville Planning Board held a public meeting on **Thursday, February 5, 2009** at **6:00 p.m.** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA. The Planning Board reviewed cases for the Zoning Board of Appeals.

Review of Continued Cases for the Zoning Board of Appeals:

42 Allen St: (Case #ZBA 2008-67) Applicant & Owner: Mark Resnick seeks a special permit under §4.4.1 in order to finish and legalize partially completed alterations to a non-conforming structure. RB zone. Ward 2. *After asking the Applicant about his knowledge of the site's permitting history and his other projects in the city, the board voted 5-0 to accept the staff recommendation for Conditional Approval, with Ms. Moroney making the motion and Mr. Kirylo seconding.*

7-9 Bowers Ave: (Case #ZBA 2008-68) Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6. *After a discussion of the applicant's proposal, the board voted 5-0 to accept the staff recommendation for Conditional Approval, with Ms. Moroney making the motion and Mr. Kirylo seconding.*

163 Hudson St (Case #ZBA 2008-53): Applicant & Owner: Afarin Bellisario, seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5. *Continuance granted.*

22 Benedict St: (Case #ZBA 2008-71) Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1. *Continuance granted.*

600 Windsor Pl: (Case #ZBA 2008-66) Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2. *Continuance granted.*

56 Webster Ave/520 Columbia St: (Case #ZBA 2008-65) Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a



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nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.

Continuance granted.

369-371 Beacon St: (Case #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.

Continuance granted.

Other Business

Following the review of cases, the Chairman raised two matters for the Board's consideration.

First was the recent discussion of the alternate member's role in discussing matters in which the alternate was not eligible to vote. As the Law Office had opined that it was acceptable for the alternate to participate in such discussions, the Chair suggested that this be made the official policy in the Planning Board's Rules and Regulations. There was unanimous agreement that these changes should be drafted by staff for the board's approval.

Second was a discussion on how the Planning Board's role was expected to change following the anticipated approval of the Union Square Rezoning. The Chairman noted that with those changes, the Planning Board would be the Special Permit Granting Authority for a significant additional area of the City and that the Planning Board's advisory role to the Zoning Board of Appeals should be reconsidered. Staff stated that this possibility had been explored in meetings with the Subcommittee on the Rules and Regulations of the Permit Granting Authorities. There was unanimous agreement that the Planning Board should be removed from this role and that staff should draft necessary changes to the Rules and Regulations of the Permit Granting Authorities for both boards' adoption, and that following adoption of such rules, staff should draft zoning amendments that would be necessary to revise this role, for the Board of Aldermen's consideration.

Board members then asked for an update on meeting minutes that were overdue.

The meeting was adjourned at 6:20 p.m.

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