



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

PLANNING DIVISION

STAFF PRESENT

GEORGE PROAKIS, *PLANNING DIRECTOR*
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

MEMBERS PRESENT

MICHAEL A. CAPUANO, ESQ
JAMES KIRYLO
ELIZABETH MORONEY
DANA LEWINTER, ALT.

PLANNING BOARD MINUTES

The Somerville Planning Board held a public meeting on **Thursday, January 21, 2010 at 6:00 p.m.** in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Continued Cases for the Zoning Board of Appeals:

30 Washington St: (Case #ZBA 2009-59) Applicant, James Harvey, & Owner, Northeast Hotel Associates, seek a Variance from SZO §12.4.1 to install a 385 square foot exterior commercial sign at a height of approximately 75 feet. BB zone. Ward 1.

The Applicant appeared and stated his proposal. Staff explained the rationale for supporting a smaller sign. Alderman Roche's letter was read into the record. The Board discussed the issues of the size of the sign and its impact. Elizabeth Moroney made a motion to recommend conditional approval of the larger sign. James Kirylo seconded the motion. Upon a vote, the motion passed unanimously 4-0.

12 Prospect Hill Ave: (Case #ZBA 2009-62) Applicant & Owner, Eric Fellingner, seeks a Special Permit under SZO §4.4.1 in order to construct 200 sf of living space in the structure that is non-conforming in terms of Floor Area Ratio (§8.5.E). RA zone. Ward 3.

Staff explained that the plans did not need to be modified from the plans reviewed at the last meeting. The exterior of the structure will remain unchanged. Elizabeth Moroney made a motion to recommend conditional approval to the application. Michael Capuano seconded the motion. Upon a vote, the motion passed unanimously 4-0.



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Review of New Cases for the Zoning Board of Appeals:

119 College Ave: (Case #ZBA 2009-66) Applicant, Clearwire and Owner, Powder House Realty, seeks a Special Permit under SZO §7.11.15.3 in order to install wireless communications equipment. RB zone. Ward 6.

The application was continued to February 4, 2010.

230 Highland Ave: (Case #ZBA 2009-61) Applicant, T-Mobile Northeast LLC and Owner, Cambridge Health Alliance, seeks Special Permit Approval under SZO §7.11.15.3 in order to install wireless communications equipment. RA zone. Ward 3.

The Agent for T-Mobile appeared and stated his proposal. Michael Capuano made a motion to recommend conditional approval of the application. Dana LeWinter seconded the motion. Upon a vote, the motion passed unanimously 4-0.

15 Weston Ave: (Case #ZBA 2009-52) Applicant, Clearwire and Owner, Somerville Housing Authority, seeks a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RB/NB zone. Ward 7.

The application was continued to February 4, 2010.

Other Business: None

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

www.somervillema.gov/planningandzoning/reports

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



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