



**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*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

MEMBERS PRESENT

LINDA BOHAN
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY

MINUTES

A public hearing for all interested parties was held by the Somerville Planning Board on **Thursday, March 6, 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 the Planned Unit Development Preliminary Master Plan for 56-61 Clyde Street – Maxpak site.

The Planning Board continued the following cases under review for the ZBA: 39 Endicott Avenue and 503b Medford Street. The following case was also reviewed by the Planning Board prior to the joint hearing.

Review of Continued Cases for the Zoning Board of Appeals:

2 Main Street: (*Applicant: Maria Grasso & Owner: Diana Arenella*) *The applicant seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to open a new front entrance in the existing structure, which would allow for the expansion of the existing beauty salon. NB district / Ward 4.*

After Staff read the recommendation, the board voted 4-0 to conditionally approve the project. Motion carried.

Review of New Cases for the Zoning Board of Appeals:

23 Milton: (*Applicant: Eden Naby Frye & Owners: Eden Naby Frye & Mary Naby Frye*) *The Applicant seeks a special permit under SZO §4.4.1 to alter a dimensionally nonconforming structure by altering an existing dormer, raising a portion of the roof, demolishing a carriage house, and adding un-enclosed egress stairs. Residence B / Ward 6.*

Discussion was initiated regarding the demolition of the carriage house. James Kirylo and Linda Bohan added findings that the carriage house should be preserved if possible. After Staff read the recommendation, the board voted 4-0 to conditionally approve the project with the added comment. Motion carried.

MaxPak Hearing:

56 & 61 Clyde Street (“MaxPak” site): *The Applicant, KSS Realty Partners, and Owners, 56 Clyde Street Acquisition LLC & 61 Clyde Street Acquisition LLC, seek approval of a preliminary master plan (S.Z.O. §16.8.1) for a Planned Unit Development-B1 (PUD-B1) project to construct a residential development on five*



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parcels of land (Map 33, Block A, Lots 24-28). The residential development is proposed to contain 199 units in five buildings and is subject to inclusionary housing requirements (S.Z.O. §13.2).

The applicant is requesting additional zoning relief for number of parking spaces (SZO §9.5.1.a), parking space dimensions (SZO §9.11.a), and side yard setbacks (SZO §16.5.1.g).

Residence B zoning district. Planned Unit Development-B1 (PUD-B1) Overlay district. Ward 5.

Linda Bohan read the notice into the record

Presentation:

KSS Realty presented their proposal for the site and addressed the issues of soil remediation, transit proximity and planning coordination with MBTA, bike/pedestrian access and other smart growth aspects that will be integrated into the project. The proposed location of units was also discussed.

Traffic Engineer Rick Chellman presented the plan for traffic circulation as well as arguments for the proposed reduction in the parking ratio to 1.18 spaces per unit.

Lead Architect Stefanos Polyzoides presented the design elements of the proposal and made arguments for the character, context, layout, massing and density.

Public Testimony:

Peter Wiederspahn (DRC member) commented on the notions of exterior and green space, connectivity, underground parking and design quality/sensitivity.

Planning Staff commented on the components of Transit Oriented Development (TOD) that the proposal integrates.

Joe Lynch was in favor of the project and commented that there should be no commercial component to the development. He also stated that he concerned about through traffic, distribution of units, and location of future MBTA station.

Alderman O'Donovan was also in favor but commented on his concerns about parking and spillover into surrounding streets and 3rd floor decks along Warwick Street.



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Five neighborhood residents and abutters were in favor of the project, but made comments on the following issues:

Parking concerns:

- Reduction in number of spaces
- Potential for spillover into surrounding neighborhood
- Concentration into the northwestern area

Traffic and Circulation concerns:

- Increased traffic on Lowell Street
- Murdock Street not being pedestrian friendly
- Fire truck access on Warwick and Murdock
- Potential disappearance of the barrier blocking thru-traffic

Site Plan concerns and comments:

- Not good buffer between townhouses and homes on Murdock Street
- Organization of buildings and reduction of units along Warwick Street as positive

Neighborhood Input:

- Would like more meetings
- Would like more time to review plans

Alderman White said he is waiting to comment until after neighborhood meeting and development covenant review.

Alderman Desmond submitted a letter stating concerns about the Green Line construction schedule.

Public Testimony was closed at 7:40

Planning Board Discussion:

Linda Bohan:

- Expressed the need to get updated on the progress of the Green Line
- Concerned about noise on balconies
- Questioned the need for TOD when the area is already densely developed
- Concerned about the reduction of parking proposal
- Questioned zip car mitigation numbers
- Questioned waivers and setbacks
- Positive comments about the massing of buildings along Clyde Street



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Joseph Favaloro:

- Expressed the need for additional building designs
- Questioned the bedroom ratio and will not approve without clear numbers

James Kirylo:

- Concerned about the barrier and dimensions around the park and streets for Fire Department access
- Questioned the target demographic

Elizabeth Moroney:

- Expressed the need to resolve neighbor concerns
- Approves of the architecture and walkability
- Discussed the unusually low opposition to proposal

KKS/Architect Reply:

- 400 Notices mailed and no opposition to plan
- will address the potential problem of balcony noise
- anticipate a third will be two bedrooms and two thirds will be one bedroom units, no three bedroom units
- will market to young professionals
- the park requires larger building to "hold" the space
- trees limit visibility of large structures and the open space is "huge"
- density in cities and along public transportation lines is important for the future as it requires less resources
- limiting density is "out-of-date"

Elizabeth Moroney kept the record open for written comment until Tuesday March 18 at noon.

The meeting was then adjourned.