

## AGENDA

The Somerville Planning Board meeting for **Thursday, March 21, 2002 at 6:15 p.m.** in the Aldermanic Chambers on the second floor of City Hall, is scheduled as follows:

### Executive Session - 6:15 p.m.

Assistant City Solicitor Candies Pruitt has requested to appear before the Board in Executive Session. *No votes taken*

### Public Hearing - 6:30 p.m.

**Major Amendments to Union Place Planned Unit Development (PUD) Preliminary Master Plan:** The Applicant, Somerville Housing Group and Owner David Aposhian, are seeking a Special Permit with Site Plan Review (S.Z.O. §16.11.2) for ninety-nine (99) temporary parking spaces in order to accommodate the parking requirements of Phase I of the Union Place PUD (411 Norfolk Street and 429 Norfolk Street). The temporary parking is required until permanent parking is provided in a garage structure being constructed under Phase II of the PUD. *Public Hearing opened, six people testified in favor of the proposal, one person testified against the proposal. The Planning Board left the record open for written testimony and additional materials to be submitted by the Applicant until Friday 3/29/02 at noon. The Planning Board will take this case up again at their next meeting on 4/4/02.*

### Review of Cases for the Zoning Board of Appeals

- A. **73 Webster Avenue** (Applicant: Somerville Housing Group; Owner: David Aposhian) The Applicant seeks a special permit to change from one non-conforming use, a towing and storage company, to another non-conforming use, a temporary open parking lot for thirty vehicles (S.Z.O. §4.5.1). The Applicant is also seeking a variance from the minimum landscaping requirements (S.Z.O. §10.4). Residence B (RB) zoning district. *The Applicant asked for this case to be continued until the next Planning Board meeting on 4/4/02.*
- B. **343-349 Summer Street** (Applicant: Emerald Development Group; Owner: MBTA; Agent: Terry Morris) The Applicant proposes to construct a four story, 16 unit residential building with underground parking (SZO §7.11.1.c). Central Business District (CBD) zoning district. *The Applicant presented a scale model of the project which will be kept in the Planning Dept office on the third floor of City Hall. The matter was continued to the next Planning Board meeting on 4/4/02.*
- C. **20 Brastow Avenue:** (Owner and Applicant: David Prothero) The Applicant seeks a special permit for the alteration of a nonconforming structure (SZO §4.4.1). Residence A (RA) zoning district. *The Planning Board recommended Approval with Conditions (4-0) KP, LB, EM, JK voting. JF absent.*
- D. **53 Ash Avenue** (Applicant and Owner: Sean O'Donovan) The Applicant is proposing to construct a two family dwelling. As part of this proposal,

the Applicant is seeking a variance is required from minimum lot area (SZO §8.5.a) and a variance from minimum frontage (SZO §8.5.j). Residence A (RA) zoning district. ***The Planning Board recommended Approval with Conditions (4-0) KP, LB, EM, JK voting. JF absent.***

- E. **42 Dane Street** (Applicant and Owner: Manuel Martins; Agent: Craig Waldron) The Applicant seeks a special permit for the alteration of a non-conforming structure (SZO§4.4.1). Residence C (RC) zoning district. ***This case was continued until the next Planning Board meeting on 4/4/02, due to lack of information on the proposed exterior of the building.***