

## **REVISED AGENDA**

The Somerville Planning Board meeting for **Thursday, September 5, 2002 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

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

- A. **299-303 Medford Street** (Owner: City of Somerville; Applicant: Just-A-Start Corporation; Agent: Lauren Curry) The Applicant seeks a Comprehensive Permit under M.G.L.c.40B sec.20-23. The Applicant is proposing to construct six low-income housing units on a currently vacant site. Business A (BA) zoning district. ***Continued from the last meeting. - Con't to Sept 19, 2002 at 6:00 p.m.***
- B. **709 McGrath Highway** (Applicant and Owner: Amerada Hess Corporation; Agent: Adam Dash): The Applicant seeks a special permit for the expansion of a nonconforming use (SZO §4.5.3), as well as a special permit for relief from landscaping requirements (SZO §10.2.2) and a variance from maximum fence height (SZO §10.7). Neighborhood Business (NB) zoning district. ***Continued from the last meeting. - Con't to October 3, 2002***
- C. **82 Munroe Street** (Applicant and Owner: Gary and Antonia Orfield): The Applicants seek a special permit to alter an existing nonconforming structure (SZO §4.4.1) in order to construct a balcony at the rear of their property. Residence A (RA) zoning district. ***Recommended approval of Special Permit with Conditions (5-0)***
- D. **28 Ward Street** (Applicant and Owner: John Barry; Agent: Richard DiGirolamo): The Applicant is seeking a special permit to alter and expand a nonconforming structure to convert from a workshop and garage onto two residential units. (SZO §4.4.1). The Applicant is also seeking a variance from lot area per dwelling unit. (SZO §8.6.e) Residence B (RB) zoning district. ***Recommended approval of Special Permit with Conditions (5-0) Unable to Recommend Approval of the Variance (5-0)***
- E. **97R Franklin Street** (Applicant and Owner: Syed Jan Alam; Agent: D.F. Valente): The Applicant is seeking a special permit to alter and expand a nonconforming structure by constructing an addition at the rear of his single-family home. (SZO §4.4.1). The Applicant is also seeking a variance from side yard setback. (SZO §8.6.h) Residence B (RB) zoning district. ***Recommended Approval of the Special Permit with Conditions (5-0) Unable to Recommend Approval of the Variance (5-0)***

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

The purpose of the hearing will be to receive public comments concerning the proposed significant revisions to the site plan for the Twin City Plaza Star Market at 22 McGrath Highway. ***Opened public hearing, heard presentation by Applicants, heard testimony in favor and against, left the record open until Friday, September 13, 2002 at noon for written testimony and additional documentation. The Board will take the matter up again at their next regular meeting on September 19, 2002.***

### **Joint Public Hearing with the Committee on Legislative Matters - 7:00 p.m.**

**A Zoning Amendment sponsored by Alderman Roche:**

- The entire parcel of land bounded by Interstate 93 and Mystic Avenue, by Cross Street East, by Blakely Avenue, and by the Fellsway/McGrath Highway (State Route 28) shall be removed from the Neighborhood Business (NB) zoning district and placed in the Business A (BA) zoning district.
- The entire parcel of land bounded by Fellsway/McGrath Highway (State Route 28), Blakely Avenue, Kensington Avenue and Broadway shall be removed from the Neighborhood Business (NB) zoning district and placed in the Business A (BA) zoning district.
- The parcels of land abutting the south side of Broadway between Franklin Street and the Somerville/Boston City Line as well as portions on the following streets: east side of Franklin Street, Hathorn Street, George Street, and Mt. Vernon Street. These properties shall be removed from the Central Business District (CBD) and placed in the Business A (BA) zoning district.

A Zoning Amendment sponsored by Aldermen Provost and Halloran:  
Amending the definition of three-family dwelling, two-family dwelling, and multiple dwelling to include language stating “where each of the units or any portion thereof, must be above or below at least one of the other units” and creating a definition for mixed use.

***Hearing was opened and continued to October 3, 2002 at 6:00 p.m. No information was entered into the record.***

#### **Public Hearing - 7:30 p.m.**

481 Columbia Street (Phase II of the Union Place Planned Unit Development).  
The Applicants, Somerville Housing Group, are seeking a Special Permit with Site Plan Review under Section 7.11.1.d of the Somerville Zoning Ordinance for the construction of Phase II of the Union Place PUD (SZO §16.8). A five-story structured parking garage is planned for this phase. ***Public hearing was opened, testimony was taken, the Board deliberated and voted in favor of the proposal (5-0).***

#### **Other Business**

- Meeting Minutes ***August meeting minutes were approved by the Board (5-0)***
- Presentation of Zoning Recommendations for North Point ***This has been postponed until the October 17, 2002 meeting of the Planning Board.***
- Presentation of proposed revised Zoning Recommendations for Article 7 and Article 13 of the SZO related to Inclusionary Housing. ***The Board deliberated on the matter and requested further information, including documentation from other communities. The Board will take the matter up at their next meeting on September 19, 2002 at 5:45 p.m.***

- Minor Revision to Union Place PUD re: Unit Configuration for Inclusionary Units. *The Board listened to a presentation from Housing Director, Dharmena Downey, deliberated and voted in favor of the matter (5-0).*