

AGENDA

The Somerville Planning Board meeting for **Thursday February 20, 2003** at **6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

Continuation of Public Hearings

74 and 100 Foley Street (Continued from 2-6-03) (Business Park Assembly (BPA) zoning district, Assembly Square Interim Planning District (ASIPD), Waterfront Overlay District (WOD), and a Planned Unit Development – A (PUD-A) overlay zoning district): The Applicant and Owner, IKEA Property, Inc. is seeking an Interim Planning District Special Permit (§6.4.6.), Site Plan approval (§6.1.15.) and Special Permits with Site Plan Review (§7.11.9.2.c., §7.11.10.1.d., §7.11.7.1.c., §7.11.10.1.b.) in order to construct Phase I of the previously approved IKEA Preliminary Master Plan. This phase of the project consists of the following:

An approximately 280,032 s.f. building containing an IKEA retail store, a restaurant and associated office space as well as an underground parking garage; and
A restaurant building of approximately 4000 s.f.

Under §6.4.8. of the Somerville Zoning Ordinance the Applicant is seeking a waiver from parking requirements.

Under §15.2. of the Somerville Zoning Ordinance the Applicant is subject to a Project Mitigation Contribution. ***The Planning Board voted (5-0) to Approve with Conditions Phase I***

74 and 100 Foley Street (Continued from 2-6-03) (Business Park Assembly (BPA) zoning district, Assembly Square Interim Planning District (ASIPD), Waterfront Overlay District (WOD), and a Planned Unit Development – A (PUD-A) overlay zoning district): The Applicant and Owner, IKEA Property, Inc. is seeking an Interim Planning District Special Permit (§6.4.6.), Site Plan approval (§6.1.15.), and Special Permits with Site Plan Review (§7.11.9.2.c., §7.11.7.1.c., §7.11.10.1.b.) in order to construct Phase IA of the previously approved IKEA Preliminary Master Plan. This phase of the project consists of the following:

An approximately 109,507 s.f. building containing office, restaurant and retail space;

Under §6.4.8. of the Somerville Zoning Ordinance the Applicant is seeking a waiver from parking requirements as well as a waiver from dimensional requirements with respect to loading bays.

Under §15.2. of the Somerville Zoning Ordinance the Applicant is subject to a Project Mitigation Contribution. ***The Planning Board voted (5-0) to Approve with Conditions Phase IA***

Review of Cases for the Zoning Board of Appeals:

36 Florence Street (Continued from 2-6-03) (Applicants and Owners: Chris and Gina Bassett; Agent: Larry Crouse) The Applicants, through their Agent, seek a special permit to alter a previously existing nonconforming structure (SZO §4.4.1), in order to convert an existing two and one-half story two-family dwelling to a three-family dwelling. The Applicants also seek a variance from minimum lot area per dwelling unit requirements (SZO §8.5.b). Residence B (RB) zoning district. *The Board voted (5-0) to recommend conditional approval of the requested special permit and unable to recommend approval of the requested variance.*

486 Columbia Street (Continued from 2-6-03) (Applicant, Isaac Sebadduka; Owner, LLC Reality Inc.) The Applicant seeks a special permit to establish a used auto sales and service use (SZO §7.11.11.7). Industrial Park (IP) zoning district. *The Board voted (5-0) to recommend conditional approval of the requested special permit*

72-74 Oxford Street: (Applicant and Owner: Carolyn Shannon; Agent: Richard G. DiGirolamo): The Applicant is seeking a Special Permit to expand a non-conforming use in order to convert a four-family to a five-family residence (SZO §4.5.3). Residence A (RA) zoning district. *Continued at Applicants request until 3-6-03.*

63 Gorham Street/Tannery Brook Row (Applicant and Owner: Hair Galinsky): The Applicant is seeking to amend a special permit (2000-53) in order to modify the mix of uses: reduction of office space and an increase in residential units. The Applicant also seeks to amend Condition #14 of special permit (2000-53) to allow more flexibility in the type of uses under SZO §5.3.8. Residence C (RC) zoning district. *The Board voted (5-0) to recommend that special permit 2000-53 be amended to allow the mix of uses requested and to deny the flexibility requested for condition #14 of permit 2000-53.*

22 Cedar Street (Applicant and Owner, William N. Coombes) The Applicant is seeking a special permit (SZO §4.4.1) to legalize a deck and stairs that were constructed to the rear of the existing non-conforming structure. Residence B (RB) zoning district. *The Board voted (5-0) to recommend conditional approval of the requested special permit.*

15 Leonard Street: (Applicant: Rosemary Macero; Owner: Christopher Keniley): The Applicant is appealing a Denial of Enforcement Action (SZO §3.1.9). Residence A (RA) zoning district. *The Board voted (5-0) to uphold the decision of the Superintendent of Inspectional Services to issue a building permit to the owner.*