

## **Planning Board Meeting Results**

The results of the Somerville Planning Board meeting for **Thursday, September 4, 2003** at **6:00 p.m.** are as follows:

Present: Kevin Prior, Linda Bohan, Joseph Favoloro, James Kirylo

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

**5 Clifton Street:** (Continued from 8-7-03) (Applicant: Jeff Sutherland; Agent: Susan M. Callahan, Esq; Owner: Christopher Monteiro): The Applicant is appealing a Denial of Enforcement Action under SZO §3.1.9. Residence A (RA) zoning district.  
**CONTINUED TO SEPTEMBER 18, 2003.**

**9-11 Aldersey Street:** (Continued from 8-7-03) The Owner, G&T Realty Associates, along with the Applicant, Gerard Meehan, and their Agent, Edward J. Lonergan, are making application to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the SZO. The Applicant is also making appeal under §3.1.9 of the SZO. Residence A (RA) zoning district.  
**CONTINUED TO SEPTEMBER 18, 2003.**

**205 Broadway:** (Continued from 8-7-03) (Applicant and Owner, Maurice Haddad; Agent, Robert D'Auria) The Applicant, through his agent, seeks a special permit in order to raise and rebuild an existing billboard (SZO §4.4.1). Business A (BA) zoning district.  
**CONTINUED TO SEPTEMBER 18, 2003.**

**70 Lowell Street:** (Continued from 8-7-03) (Applicant and Owner, Fedele Muzzioli; Agent, Richard G. DiGirolamo) The Applicant seeks a special permit with site plan review under §7.2 to construct a second principle structure, a two-unit dwelling, on a lot in a Residence B (RB) zoning district.  
**CONTINUED TO SEPTEMBER 18, 2003.**

**140 Hudson Street** (Continued from 8-7-03) (Applicant and Owner: Michael Santangelo, Agent: Richard D. DiGirolamo) The Applicant is seeking a special permit to convert from one non-conforming use, a commercial garage, to another non-conforming use, a six-unit dwelling (SZO §4.5.1). Residence B (RB) zoning district.  
**APPROVED WITH CONDITIONS (4-0).**

**400 Highland Avenue** (Applicant and Owner: 400 Highland Ave. LLC, d/b/a Sauce; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to alter the façade of a commercial property. Central Business District (CBD).  
**APPROVED WITH CONDITIONS (4-0).**

**24 Dane Street** (Applicant and Owner: JWF, Agent: Michael Shea/Ames Safety Envelope) The Applicant is seeking a special permit under SZO §7.11.3.e convert an existing structure to six units of artists' housing. Industrial A (IA) zoning district.

**APPROVED WITH CONDITIONS (4-0).**

**230 Somerville Avenue** (Applicant and Owner: TYR Two Realty Trust, Agent: George Moussallem) The Applicant is seeking a special permit to alter a nonconforming structure to convert the second floor of an existing commercial building to three dwelling units (SZO §4.4.1). Business A (BA) zoning district.

**APPROVED WITH CONDITIONS (4-0).**

**22 White Street Place** (Applicant and Owner: B&B Real Estate/Dane Baird) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to make an addition to a two-family structure and convert it to three units. Residence B (RB) zoning district.

**APPROVED WITH CONDITIONS (4-0).**

**120 Pearson Road** (Applicants and Owners: Lee Brody and Dawn Carney; Agent: Edrick vanBeuzekom/EvB Design). The Applicants seek a special permit to alter a nonconforming structure (SZO §4.4.1) to add two shed dormers and a deck to an existing two-family dwelling. Residence A (RA) zoning district.

**APPROVED WITH CONDITIONS (4-0).**

**343 Medford Street** (Applicant: Wooden Kiwi Productions, Inc.; Owner: Malta Realty Trust, c/o EastPort Real Estate Services; Agent: Brian Spires/MIT Media Lab) The Applicant is seeking a special permit under SZO §7.11.12.6.1.b to change the use of the second floor of an existing structure from a music studio into shop and storage space of a carpenter. Business A (BA) zoning district.

**APPROVED WITH CONDITIONS (4-0).**

**70 Union Square** (Applicant: Kenneth Kelly, Owners: Select Development Corporation). The Applicant is seeking a special permit (SZO 9.13.d.) for parking on a separate lot and a special permit for a shared parking arrangement (SZO 9.13.e.) Central Business District (CBD).

**APPROVED WITH CONDITIONS (4-0).**