

Planning Board Meeting Results

Results of the Somerville Planning Board meeting for **Thursday, October 2, 2003** at **6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA:

Review of Cases for the Zoning Board of Appeals:

9-11 Aldersey Street: (Continued from 9-18-03) 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 until October 16, 2003.

205 Broadway: (Continued from 9-18-03) (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 until October 16, 2003.

70 Lowell Street: (Continued from 9-18-03) (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.

The Applicant has submitted a request to the ZBA for this application to be Withdrawn Without Prejudice.

44 Park Street (Continued from 9-18-03) (Applicant: 44 Park Street, LLC; Owner: Maldemar, LLC) The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant also seeks relief under the Incentives for Provision of Affordable Housing section of the SZO, §13.5. Residence C (RC) zoning district.

Continued until October 16, 2003.

745 Somerville Avenue (Continued from 9-18-03) (Applicant: Porter Village LLC; Owner: Cedar Realty Trust; Agent: Richard G. DiGirolamo). The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1), in order to add porches and a third floor addition to a residential structure. Residence B (RB) zoning district.

Conditional approval of the requested special permit (4-0).

751 & 751 Rear Somerville Avenue (Continued from 9-18-03) (Applicant: Porter Village LLC; Owner: Cedar Realty Trust; Agent: Richard G. DiGirolamo). The Applicant seeks two special permits to alter a nonconforming structure (SZO §4.4.1), in order to add dormers, porches, and third floor additions to two separate residential structures on the lot. Residence B (RB) zoning district.

Conditional approval of the requested special permits (4-0).

962-964 Broadway (Applicant and Owner: Marlene Smithers). The Applicant seeks a special permit to convert from one nonconforming use to another (SZO §4.5.1), from an exercise studio to a women's clothing store. Residence A (RA) zoning district.

Conditional approval of the requested special permit (4-0).