

MEETING RESULTS

The results of the Somerville Planning Board meeting on **Thursday, March 4, 2004** at **6:00 p.m.** are as follows:

Review of Cases for the Zoning Board of Appeals:

51 Warren Street: (Continued from 2-19-04) (Applicant: Antonio Pereira; Owners: Antonio Pereira and Maria Pereira; Agent: William G. Ferullo, Esq.) The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). Business (BA) zoning district.

Continued to 3-18-04

1-4 Hayden Terrace: (Continued from 2-19-04) (Applicants: James Douglas & Steven Caruso; Owner: One Hayden Terrace Trust; Agent: Richard G. DiGirolamo) The Applicants seek a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to expand a nonconforming use (SZO §4.5.3) to legalize alterations to an existing four-family dwelling. Residence B (RB) zoning district.

Recommended Denial (5-0)

131 Willow Avenue: (Continued from 2-19-04) (Applicant: 131 Willow Avenue, LLC; Owner: Christos Poutahidis; Agent: Adam Dash, Esq.) The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. Residence C (RC) zoning district.

Continued to 3-18-04

64 Willow Avenue: (Applicant and Owner: James Boress) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to legalize a rear addition to a two-family home. Residence A (RA) zoning district.

Recommended Approval with Conditions (5-0)

197 Elm Street: (Applicant: SHRI Ganesh Jee d/b/a Subway; Owner: BEV Realty Trust; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit with design review to establish a fast food restaurant (SZO §7.11.10.2.1.a). Neighborhood Business (NB) zoning district.

Continued to 3-18-04

333-335 Beacon Street: (Applicant and Owner: James Mega) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to

alter a nonconforming use (SZO §4.5.3) to enclose the rear porches of a four-family apartment building. Residence B (RB) zoning district.

Recommended Approval with Conditions (5-0)

343-349 Summer St.: The Applicant, Emerald Development Group, along with its Agent T. P. Morris, is requesting: (1) clarification and, where necessary, revisions or amendments relating to the findings and conditions: 2) an increase in the side yard setback for a Special Permit with Site Plan Review previously rendered decision on June 26, 2002, appeal #2002-23, which is the subject of an appeal in Middlesex Superior Court, Docket no. 02-3071. The original Special Permit authorized the construction of a four story, 14-unit residential building with inclusionary units off site and underground parking in the Central Business District (CBD). The Applicant has filed a Motion for Limited Remand. Any revisions will be made in accordance with and subject to the Court Limited Remand Order.

Recommended no action on revisions requested by Applicant (5-0)