

All Members present

Meeting commenced at 6:00 p .m.

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, June 23, 2004**

DECISIONS 6:00 P.M. followed by HEARINGS

5-7 Ashland St. Owner & Applicant Michael Lee seeks a minor revision (SZO §5.3.8) to appeal #2004 –18 to change from a spiral staircase to a standard designed staircase. The size of the deck will be increased to accommodate the change. ***HF motion to approve the Minor Revision, RR seconded, motion approved (5-0) RD, HF, SF, SQ, RR.***

65 Temple St. Owner & Applicant: Somerville Community Corporation; Agent: Peter Graham. The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). RB zone. The Applicant requested a continuance until the next hearing on July 7, 2004. ***HF Motion to approve the request, RR seconded, motion approved (5-0) RD, HF, SF, SQ, RR.***

164 School St. Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief from 4 required off-street parking spaces to change the use of the building from office space to a church. BA zone. ***Continued to September 8, 2004.***

70 Park St. Applicant: Omnipoint Holdings Inc.; Owner: Aroli Realty Trust. The Applicant seeks a special permit to install a wireless communications facility (SZO §7.11.15.3). RB zone. ***HF Motion to approve with conditions, RR seconded, motion approved (5-0) RD, HF, SF, SQ, RR.***

36 College Ave. Applicant: Omnipoint Holdings Inc.; Owner: Chatham Light Realty Corp. The Applicant seeks a special permit to install and operate a wireless communications facility (SZO §7.11.15.3). CBD zone. ***HF Motion to approve with conditions, RR seconded, motion approved (5-0) RD, HF, SF, SQ, RR.***

22 McGrath Highway. Applicant: Charter Realty & Development; Owner: Cambridge Charter Realty I, LLC; Agent: Karen Johnson. The Applicant seeks a special permit for expansion of a nonconforming use (SZO §4.5.3) to build a 10,600 square foot addition to the first floor of a commercial building (formerly Mars Music Store). Business A (BA) zoning district. ***Case opened and continued until July 7, 2004.***

22 Glen St. Applicant: James V. Castellano; Owner: Rosalie Dufour; Agent: Charles F. Houghton The Applicant seeks variances for minimum lot size (§8.5.A), minimum frontage (§8.5.J) and minimum side yard setback (§8.5.H) to demolish a garage and construct a two-family dwelling. RB zone. ***The Applicant has requested that the matter be continued until July 21, 2004. HF Motion to approve the request, SQ seconded, motion approved (5-0) RD, HF, SF, SQ, RR.***

237 Holland St. Applicant: Jean Mei Chun Yee; Owner: Lora Lee Nemrow; Agent: Mark O'Connor, Esq.) The Applicant seeks a special permit with design review to establish a juice bar, tea and coffee shop (SZO §7.11.10.2.1.a). The Applicant also requires a special permit for relief from the required five off-street parking spaces (9.13.a). NB zone district. ***Case opened and continued to next meeting on July 7, 2004.***

30 Inner Belt Rd: Applicant: Richard Halverson, Campanelli Companies; Owner: AMB Property Corporation. The Applicant seeks a special permit with site plan review to establish a laundry or dry-cleaning processing center of 118,000 S.F. (SZO §7.11.12.1.c). IA zone. ***HF Motion to approve with conditions, SF seconded, motion approved (5-0) RD, HF, SF, SQ, RR.***

Meeting adjourned at 7:40 p.m.

ZBA 6/23/04