

## REVISED AGENDA

The Somerville Planning Board meeting for **Thursday, October 18, 2001, at 6:30 p.m.** in the Second Floor Alderman's Committee Room of City Hall, is scheduled as follows:

### 6:30 p.m. Public Hearing

**411 - 429 Norfolk Street** (Applicant: Margo Grossberg and David Aposhian; Owner: David Aposhian): The Applicant seeks a major amendment to the approved Phase One plan for the Planned Unit Development at the above referenced address (§16.11.2). The Applicants are proposing to convert two studio apartments, one at 411 Norfolk Street and the other at 429 Norfolk Street, into laundry/mechanical rooms. Additionally, they would construct a connector building between the 419 and 421 Norfolk Streets, for laundry and sprinkler/mechanical operations. Planned Unit Development B (PUD-B) zoning district.

**Major Amendments Approved by the Board. The Board gave the Staff the authority to approve the Minor Amendments.**

### Deliberation

**17 Murdock Street / 225 Cedar Street:** The Applicants, Florinda Marchione and John Zhiang are seeking Site Plan Approval for the proposed subdivision of 225 Cedar Street (SZO §8.8). The Applicant is also seeking a special permit to convert from one non-conforming use to another (§4.5.1) and a variance from minimum lot size (SZO §8.5a) from the Zoning Board of Appeals. Residence B (RB) zoning district. *This public hearing was opened on September 20, 2001.* - **Case continued to a date in the future and will be readvertised.**

### Review of Zoning Board of Appeals Cases

- A. **343 Medford Street** (Applicant: Nextel Communications; Owner: Malta Realty Trust; Agent: John Kovacs): The Applicant seeks a special permit for a wireless communications facility (§7.11.15.3) at the above-referenced address. Residence B (RB) zoning district. *continued from October 4, 2001* **Case continued to November 1, 2001 to work out design issues.**
- B. **366 Somerville Avenue** (Applicant: James Mahfuz, The Family Center; Owner: The Family Center): The Applicant is seeking a special permit with site plan review to convert an existing light industrial manufacturing building to office space (SZO §7.11.7.1.c). Central Business District (CBD) and Residence C (RC) zoning district. **Case continued to November 1, 2001 pending the results of a neighborhood meeting to be held on Saturday October 20, 2001.**

### Review of Zoning Board of Appeals Cases - cont'd

- C. **41 Boston Street** (Applicant and Owner: Ray Warburton): The Applicant seeks a special permit for the alteration of a pre-existing, dimensionally non-conforming building (§4.4.1) and a variance from side yard setback (§8.6.10). The Applicant is proposing to construct two floors of additional living space at the front of his house. Residence B (RB) zoning district. **Recommended Approval with Conditions (5-0)**
- D. **10 Victoria Street** (Applicant and Owner: John and Rita Taylor): The Applicant seeks a special permit for the alteration of a pre-existing, dimensionally non-conforming building (SZO §4.4.1). The Applicant is proposing to construct a one-

story addition at the rear of the house. Residence B (RB) zoning district.  
**Recommended Approval with Conditions (5-0)**