

AGENDA

The Somerville Planning Board meeting for **Thursday, November 15, 2001, at 6:30 p.m.** in the Third Floor Conference Room of City Hall, is scheduled as follows:

Review of Zoning Board of Appeals Cases

- A. **150 - 200 Innerbelt Road** (Applicant: Andrew VanderVeen; Owner: TCI Inner Belt, LLC; Agent: Victor Baltera): The Applicant is seeking two special permits with site plan review for biotechnology and laboratory use (SZO §7.11.12.10.c and §7.11.14.D.c). The Applicant also seeks a modification of a prior special permit to change the use allowed at the subject site (SZO §5.3.8). Additionally, the Applicant is seeking a variance from height, as part of their plan to construct a second building and potentially two parking garages (SZO §8.5.f). Industrial A (IA) zoning district. *continued from November 1, 2001. -- PB recommends Conditional Approval (3-0) Elizabeth Moroney absent.*
- B. **20 Vernon Street** (Applicant: Northcoast PCS; Owner: Majann, Inc.; Agent: Sean Conway): The Applicant seeks a special permit for the installation of a wireless communications facility at the above referenced address (§7.11.15.3). Industrial Park (IP) Zoning District. *continued from November 1, 2001.---PB recommends Conditional Approval (3-0) Elizabeth Moroney absent.*
- C. **15 Weston Avenue** (Applicant: Northcoast PCS; Owner: Somerville Housing Authority; Agent: Sean Conway): The Applicant seeks a special permit for the installation of a wireless communications facility at the above referenced address (§7.11.15.3). Residence B (RB) Zoning District. *continued from November 1, 2001.-PB recommends Conditional Approval (3-0) Elizabeth Moroney absent.*
- D. **29 Albion Street** (Applicant: Robert Freeman and Marjorie Polster; Owner: Rocco DiRenzo): The Applicant is appealing the issuance of building permits for an addition at the above referenced property (SZO §3.1.9). Residence A (RA) zoning district. *Appellant read appeal into the record.*

Acting Superintendent of ISD was in attendance and announced that after site visit done that day, building permit for the addition is revoked. Site visit determined that the structure is a pre-existing nonconforming structure and does not match the plans submitted to ISD.

The plans originally submitted to ISD for a building permit appear to be false plans and the permit was revoked under 780 CMR 111.12.

A special permit will be required for the addition under SZO Sec. 4.4.1 for the rear second story addition.

- E. **17 Wesley Park** (Owner and Applicant: Sean Staples): The Applicant seeks a special permit to alter and extend a legally non-conforming structure (SZO §4.4.1). The dormer, which is the subject of the application, has already been constructed. Residence B (RB) zoning district. *PB recommends Conditional Approval (3-0) Elizabeth Moroney absent.*

F. **706 Mystic Avenue** (Applicant: Paolo DeOliveira; Owner: T.A. Realty, Tom Analetto): The Applicant seeks a special permit for the change from one non-conforming use, a retail store, to another, a printing shop (§4.5.1). Business B (BB) zoning district. ***PB recommends Conditional Approval (3-0) Elizabeth Moroney absent.***

G. **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. Additionally, the Applicant is seeking a variance for minimum rear yard setback (§8.6.12) for the installation of the equipment room. Residence B (RB) zoning district. ***continued from November 1, 2001. --PB recommends Conditional Approval (3-0) Elizabeth Moroney absent.***