

**Second Floor Committee Room at City Hall, 93 Highland Avenue,  
Wednesday, November 28, 2001**

**DECISIONS**

**6:00 P.M.**

**41 A 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). The Applicant is proposing to construct additional living space at the front of the house at the first floor level. Residential B (RB) zoning district. *Approved with Conditions (5-0)*

**366 Somerville Avenue** (Applicant: James Mahfuz; 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) *Approved with Conditions (5-0)*

**150 - 200 Innerbelt Road** (Applicant : Andrew VanderVeen ; Owner :TCI Innerbelt, 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. *Approved with Conditions (5-0)*

**96 Conwell Avenue** (Applicant and Owner: Nicole Lucia): The Applicant seeks a special permit to place an electrolysis office within her home (§7.11.4.f). Residence B (RB) zoning district. *Approved with Conditions (5-0)*

**PUBLIC HEARINGS**

**6:30 P.M.**

**343 Medford Street** (Applicant: Nextel Communications; Owner: Malta Realty Trust; Agent: John Kovacs): The Applicant seeks a special permit for a wireless communications facility consisting of twelve panel antennas and an equipment cabinet (§7.11.15.3). 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 to the next meeting 12/12/01*

**20 Vernon Street** (Applicant: Northcoast PCS; Owner: Rogers Foam; Agent: Sean Conway): The Applicant is seeking a special permit for a wireless communication facility (§7.11.15.3). The Applicant is proposing to install three functional panel antennas, two false panel antennas, the associated equipment cabinets and a GPS antenna on the roof of the building at 20 Vernon Street. The site is in an Industrial Park (IP) Zoning District. *Continued to the next meeting 12/12/01*

**94 Beacon Street** (Applicant: Northcoast PCS; Owner: Beacon Place Condo Trust; Agent: Sean Conway): The Applicant seeks a special permit (§7.11.15.3) to install a wireless communications facility on the roof. The installation consists of

three antennas mounted on a mast (pole), concealed within a false chimney. All associated equipment would be located adjacent to the existing elevator penthouse and concealed behind screen walls. Residence C (RC) zoning district. ***Continued to the next meeting 12/12/01***

**15 Weston Avenue** (The Applicant: Northcoast PCS; Owner, Somerville Housing Authority; Agent: Sean Conway): The Applicant seeks a special permit (§7.11.15.3) to install a wireless communications facility consisting of five (5) panel antennas, one (1) GPS antenna, two (2) digital radio links (parabolic dishes) and three (3) equipment cabinets. Residence B (RB) zoning district. ***Continued to the next meeting 12/12/01***

**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. ***Appeal withdrawn without prejudice (5-0)***

#### **DECISION ON A MINOR REVISION**

**278 Beacon Street** (Applicant: Omnipoint Communications/Voice Stream; Owner: Beacon Four Trust ; Agent: Peter Cooke): Applicant seeks a determination of a minor revision to a previously approved special permit (ZBA case #1997 - 57). The Applicant is proposing to install a 4ft wide x 2.5ft. long x 5ft high equipment cabinet next to existing cabinets on the roof of the subject property. (SZO §5.3.8) ***Considered a major revision will be scheduled for a public hearing.***

**252 Medford Street** (Applicant: Omni Point Holdings, Inc.; Owner: Somerville Housing Authority; Agent: Peter Cooke): Applicant seeks a determination of a minor revision to a previously approved special permit (ZBA case #2001-54). The Applicant is requesting a relocation of the antennas presently installed upon the roof at the subject location. (SZO §5.3.8) ***Considered a minor revision and approved (5-0)***