

AGENDA RESULTS

The results of the Somerville Planning Board meeting on **Thursday, April 5, 2007 at 6:00 p.m.** are as follows.

Member Kevin Prior was absent.

Public Hearings:

600 - 800 Windsor Place: (Continued from March 15, 2007) The Applicants and Owners NJ WINDSOR, LLC and RONAI, LLC, and their Agent, Nicholas A. Iannuzzi, Jr. seek approval of a preliminary master plan (S.Z.O. §16.8) for a Planned Unit Development (PUD) project, involving a special permit with site plan review (S.Z.O. §§ 7.11.1.c and 7.11.3.e) to construct two hundred and sixty (260) dwelling units and twenty eight thousand six hundred and fifty one (28, 651) square feet of commercial/retail space in two seven-story buildings.

The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2).

Waivers are sought (S.Z.O. §16.5.4) from: minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1); minimum landscape area requirements (S.Z.O. §16.5.1); front side set back requirements (S.Z.O. §16.5.1); rear yard setback requirements (S.Z.O. §16.5.1) and the mixed use requirement (S.Z.O. §16.5.3).

A variance is sought for failure to provide enough parking spaces (S.Z.O. §9.5.1).

Industrial Park District (IP); Planned Unit Development-B (PUD-B) Overlay zoning district.

This matter was continued to the May 3, 2007 meeting.

39 Endicott Avenue: (Applicant and Owner: Endicott Partners, LLC; Agent: Richard G. DiGirolamo, Esq.) The Applicant seeks Site Plan Approval from the Planning Board under §5.4 and §8.8 of the Somerville Zoning Ordinance (SZO) in order to subdivide an existing land parcel into two separate parcels of 12,504 s.f. and 7,502 s.f. Residence B (RB) zone.

Testimony taken. Record for written testimony open until April 12, 2007.

Review of Cases for the Zoning Board of Appeals:

223 Summer Street: (Continued from March 15, 2007) (Applicant & Owner: David Edelman; Agent: Richard G. Di Girolamo) The Applicant seeks special permits under SZO §4.4.1 and §4.5.3 to alter and expand a six-family dwelling for the addition of rear decks, and a variance from the rear yard setback requirements (SZO §8.5. I). Residence B (RB) zone.

This matter was continued to the April 19, 2007 meeting.

7 Carver Street: (Continued from March 15, 2007) (Applicant & Owner: Michael J. Pignatiello) The Applicant seeks a special permit under SZO §4.4.1 to expand and create an addition to an existing single-family dwelling. Residence B (RB) zone.

This matter was continued to the April 19, 2007 meeting.

52 Bay State Ave: (Continued from March 15, 2007) (Applicant: Nicholas Aggouras; Owner: 52 Bay State Avenue LLC; Agent: Richard Di Girolamo, Esq.) The Applicant seeks Special Permit approval (SZO §4.4.1) to alter the exterior of an existing nonconforming three family dwelling. Residential A (RA) zone.

This matter was continued to the April 19 meeting to allow the Applicant to supply additional information regarding the structure's legal status as a three-family dwelling.

508 Somerville Avenue: (Continued from March 15, 2007) (Applicant: Luciano Rossetti; Owner: Benjamin Rossetti; Agent: Richard G. di Girolamo, Esq.) The Applicant seeks a special permit under SZO §4.5.3 to expand a nonconforming use. Business A (BA) zone.

This matter was continued to the April 19, 2007 meeting.

75 Beacon Street: (Continued from March 15, 2007) (Applicant & Owner: Ian Mazmanian) The Applicant seeks special permits under SZO §4.4.1 & §7.11.1.c to alter and extend a nonconforming commercial structure so as to create a three-story, one-family dwelling and a variance under SZO §9.5. Residence C (RC) zone.

This matter was continued to the April 19, 2007 meeting.

117-119 Pennsylvania Avenue: (Continued from March 15, 2007) (Applicant & Owner: Ana Prado) The Applicant seeks a special permit under SZO §4.4.1 to expand a nonconforming two-family dwelling by adding two dormers, and a variance from maximum height requirement under SZO §8.5.f to create a third story. Residence A (RA) zone.

This matter was continued to the April 19, 2007 meeting.

139 Shore Drive: (Continued from March 15, 2007) (Applicant and Owner: Carl R. Stevens) The Applicant seeks a special permit approval under SZO §4.4.1 to expand a nonconforming single family structure by adding a second full story and creating a second dwelling unit and a variance from the minimum lot area per dwelling unit requirement under SZO §8.5.b. Residence A (RA) zone.

This matter was continued to the April 19, 2007 meeting.

292 Beacon Street: (Continued from March 15, 2007) (Applicant & Owner: Ken Spera) The Applicant seeks a special permit under SZO §4.4.1 to replace a nonconforming one-story commercial structure with a larger two-story, commercial structure. Residence C (RC) zone.

Recommended approval (4-0).

191 Highland Avenue: (Continued from March 15, 2007) (Applicant & Owner: Joseph Sater) The Applicant seeks a revision of Special Permit #2005-70 under SZO §5.3.8 so as to allow installation and use of standard food preparation equipment and to relocate certain interior wall partitions. Residence C (RC) zone.

This matter was continued to the April 19, 2007 meeting to allow for an additional community meeting.

45-47 Russell Road: (Applicant & Owner: Shirley Li) The Applicant seeks a special permit under SZO §4.4.1 to expand a nonconforming two-family dwelling by adding two dormers, enclosing the second story front porch, and creating a third-story rear porch. Residential A (RA) zone.

This matter was continued to the April 19, 2007 meeting to allow the Applicant to revise the design of the proposed dormers and porch enclosure.

17 Evergreen Avenue: (Applicant & Owner: Israel Senfuma, Agent: Joaquin Junior). The Applicant seeks a special permit under SZO §4.4.1 to expand a nonconforming three-family dwelling by adding a second and third-story addition to the front of the structure. Residential A (RA) zone.

This matter was continued to the April 19, 2007 meeting.

Any other business