



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION

**LEGAL NOTICE
OF PUBLIC HEARING**

A **public hearing** for all interested parties will be held by the **Zoning Board of Appeals** on **Wednesday, January 22, 2020 at 6:00 p.m.** in the **Aldermanic Chambers, City Hall, 93 Highland Avenue, Somerville, MA.**

Clarendon Hill (North Street) Comprehensive Permit – Applicants, POAH, Redgate, and SCC, and Owner, Somerville Housing Authority, seek a Comprehensive Permit under M.G.L. Chapter 40B for an Inclusionary Housing Development. The proposal would create a total of 591 residential units spread throughout 4 new residential buildings and a cluster of townhouses. The project is a redevelopment of the existing 216-unit Somerville Housing Authority project. The Applicant is requesting waivers from various sections of the City's ordinances and requirements, including but not limited to waivers relating to the following sections of the SZO: maximum density; maximum height; minimum front, side, and rear setbacks; parking requirements. The Applicant is also seeking a waiver to have the review required by various sections of the Code of Ordinances to be conducted by the Zoning Board. Urban Residence District. Ward 7.

327 Highland Avenue – Applicant, Alex Genovese, and Owner Nora LLC seek four (4) Hardship Variances under Article 15.2.3 to construct an awning with a nonconforming valance and with an awning sign with nonconforming valance lettering and signage on both closed ends. Neighborhood Residence District and Small Business Overlay District. Ward 6.

175 Beacon Street – Applicant New Cingular Wireless PCS, LLC ("AT&T"), and Owner, Beacon Associates, Inc., seek a Special Permit under Article 10.12 to modify and establish wireless communication antennas and structures. Urban Residence District and Small business Overlay District. Ward 2.

0 & 20 Inner Belt Rd and 56 Roland Street - Applicant, CPC-T Innerbelt, LLC c/o Criterion Development Partners, and Owners, Paradigm Direct Roland, LLC c/o Kevin McCall and the Somerville City Club c/o Frank Dardeno, Jr. Esq., seeks a time extension to variances granted on February 20, 2019 for minimum lot area per dwelling unit, maximum ground coverage, floor area ratio (FAR), maximum height, minimum front yard, and minimum rear yard. The proposed project is to construct a seven-story mixed use building that will include 205 residential units, a private, non-profit club or lodge for members only, and an attached shared parking garage. (Formerly BB / IA) CI Zone. Ward 1.

56 Roland Street - Applicant, CPC-T Innerbelt, LLC c/o Criterion Development Partners, and Owner, Paradigm Direct Roland, LLC c/o Kevin McCall, seeks a time extension to variances granted on February 20, 2019 for landscaped area, floor area ratio (FAR), maximum height, minimum front yard, and minimum rear yard. The proposed project is to construct a six-story 120-room extended stay hotel. (Formerly BB) CI Zone. Ward 1.



Submittals may be viewed in-person in the Office of Strategic Planning and Community Development, located on the third floor of City Hall, 93 Highland Avenue, Somerville, MA, Mon-Wed, 8:30 am-4:30 pm; Thurs, 8:30 am-7:30pm www.somervillema.gov/planningandzoning.

As cases may be continued to later dates, please check the agenda on the City's website or call before attending a meeting. **Continued cases will not be re-advertised.** Interested persons may provide comments to the Zoning Board of Appeals at the hearing or by submitting written comments by mail to OSPCD, Planning Division, 93 Highland Avenue, Somerville, MA 02143; by fax to 617-625-0722; or by email to planning@somervillema.gov.

Attest: Sarah Lewis, Planning Director

As published in The Somerville Times on 1/8/20 & 1/15/20