



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

AGENDA

Wednesday, June 10, 2020 at 6:00 pm

This meeting will be held using GoToWebinar.

To use a computer or smartphone app:

Virtual meeting link:

<https://attendee.gotowebinar.com/register/4668677411644376336>

Virtual meeting ID: 960-238-323

To call in*:

Phone number: 1 (631) 992-3221

Access code: 852-021-233

* To make arrangements for testimony via phone please reach out to planning staff at planning@somervillema.gov or leave a message at 617.625.6600 ext. 2500 at least 4 hours prior to meeting start time.

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, this meeting of the Zoning Board of Appeals will be conducted via remote participation. We will have an audio recording available upon request as soon as possible after the meeting.

GENERAL BUSINESS

Approval of minutes

- May 6, 2020; May 20, 2020

Rescheduled or withdrawal of advertised public hearings

- None

PUBLIC HEARINGS

DRA2020-0052

345 Medford St

345 Medford St, LLC proposes to construct a 6 story general building with a non-conforming rear setback in the Mid-Rise 4 district. This proposal requires three (3) Hardship Variances: for additional floors, for additional building height, and for encroachment on the rear setback.

40B2020-001

34 North St

(Clarendon Hill)

POAH, Redgate, and the Somerville Community Corp seek a Comprehensive Permit under M.G.L. Chapter 40B. The proposal would replace the existing 216 units of housing at Clarendon Hill and create 375 additional units, for a total of 591 residential units in a mixture of apartment buildings and rowhouses. 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 topics: maximum density; maximum height; minimum setbacks; parking requirements. The Applicant is also seeking a waiver to have the review required by various sections of the Code of Ordinances be conducted by the Zoning Board.

DRA2020-0038

71 Union Square

Laxmi Pradhan, Trustee of Everest Realty Trust, proposes to construct a 3-story commercial building in the Commercial Core district. The proposal requires two Hardship Variances for ground story height, and for ground story fenestration.

ZBA2019-114-R1

453 Somerville Ave

(continued from May 20, 2020)

Applicant and Owner, Jack Saade, seeks a special permit under SZO §7.11.1.c and parking relief under Article 9 to construct a four story mixed use building with five residential units and ground floor retail space. A Variance under SZO §5.5 and §8.6.12 for relief from the required rear yard setback. BA and RB Zone. Ward 2. Advertising conditional upon court decision/order.

OTHER BUSINESS

- Vote to authorize the OSPCD Executive Director to submit a General Land Area Minimum safe harbor assertion to the Massachusetts Department of Housing and Community Development on the Board's behalf.

Plans and reports are available to view at the City of Somerville website via the following link:
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>