



City of Somerville

ZONING BOARD OF APPEALS

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

AGENDA

Wednesday, September 30, 2020 at 6:00 pm

**The meeting will be held using GoToWebinar.
TO USE A COMPUTER**

Link: <https://attendee.gotowebinar.com/register/974464579993810188>

Webinar ID: 678-897-291

TO CALL IN

Phone number: +1 (213) 929-4212

Access code: 301-132-975

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

- September 16, 2020

Rescheduled or withdrawal of advertised public hearings

- None

PUBLIC HEARINGS

40B2020-001

34 North St
(Clarendon Hill)

(continued from September 16, 2020)

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.

DRA2020-0334

15 McGrath Hwy

15 McGrath Hwy Owner, LLC, proposes to construct a lab building in the High Rise District. The proposal requires hardship variances: primary front setback, a driveway in a frontage area, a building not parallel to the front lot line, and forward upper story projection.

OTHER BUSINESS

- Executive session to discuss 453 Somerville Ave litigation strategy.

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>

Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact the City's ADA Coordinator, Nancy Salamoun, at 617-625-6600 x2323 or NSalamoun@somervillema.gov.