



City of Somerville

ZONING BOARD OF APPEALS

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

AGENDA

Wednesday, November 18, 2020 at 6:00 pm

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

Link: <https://attendee.gotowebinar.com/register/5453789190557139214>

Webinar ID: 283-484-931

TO CALL IN

Phone number: 1 (562) 247-8422

Access code: 707-364-929

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

- None

Rescheduled or withdrawal of advertised public hearings

- None

PUBLIC HEARINGS

DRA#2020-0334

15 McGrath Hwy

(continued from November 4, 2020) (requested a continuance to December 16, 2020)

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.

CZC#2020-0325

54 Elm Street

Kon La Yum, LLC seeks a Special Permit to establish a use Special Permit for a restaurant in a Neighborhood Residence district with a Small Business Overlay.

MP#2020-003

120-132 Middlesex Ave

(continued from November 4, 2020)

Brickyard at Assembly, LLC proposes a master plan for a 1.03 acre development site in the Assembly Square Mixed-Use District of a 18-story laboratory building providing approximately 644,000 gsf and a payment in lieu of the required civic space, which requires a Hardship Variance.

ZBA#2016-25-R1-11/20

21 Cherry Street

LaCourt Realty, LLC seeks to revise plans and conditions of a previously-approved Special Permit (ZBA 2016-25). Plan revision requests include the garage, floorplan, one window, exterior stairs, and a door. Condition change requests include a request for ZBA approval of landscape plan and the removal of conditions 21, 23, and 30.

OTHER BUSINESS

- Deliberation and vote to determine whether a proposed reduction in the number of units and changes to height and footprint of the Comprehensive Permit (ZBA 2011-79) issued for 485 Mystic Valley Parkway are substantial or insubstantial changes.

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.