

## REVISED AGENDA

The Somerville Planning Board meeting for **Thursday, June 6, 2002 at 6:30 p.m.** in the Aldermanic Chambers on the second floor of City Hall, is scheduled as follows:

### Public Hearing - 6:30 p.m.

**34 Sturtevant Street:** The Applicant, Boston Paintball, and the Owner, Taurus N.E. Investments, Corp. through their Agent, Richard G. DiGirolamo are requesting a Special Permit/Finding (S.Z.O. §4.5.1) to change from one nonconforming use, retail over 10,000 s.f., to another nonconforming use, recreational center for Boston Paintball. Industrial Park Assembly (IPA) zoning district.

### Review of Cases for the Zoning Board of Appeals

- A. **17 Murdock Street** (Applicant and Owner: Cecil and Florinda Marchione; Agent: Carl King) *The Applicant is seeking to withdraw their Application for a proposed subdivision of land.*
- B. **9 Cedar Street** (Applicant: Tim Conroy; Owner: Steve Kokinos): The Applicant seeks a Special Permit for the alteration of a preexisting dimensionally non-conforming building (§4.4.1). The proposal calls for the construction of a three-story deck to the rear of the structure. Residence B (RB) zoning district.
- C. **44 Meacham Road** (Owner and Applicant: Jay Carr): The Applicant seeks a special permit to legalize congregate housing for six individuals (§7.11.3.f). The Applicant also seeks a special permit for parking. Residence B (RB) zoning district.
- D. **75 Washington Street** (Owner: Muntel Berberian; Applicant: G. Berberian): The Applicant seeks a revision to a special permit to operate a cabinet counter making operation in a autobody painting and detailing site (§5.3.8). Residence C (RC) zoning district.
- E. **29 Albion Street** *continued from May 16, 2002* (Applicant and Owner: Rocco and Iolanda DiRenzo; Agent: Richard DiGirolamo): The Applicant seeks a special permit to expand an existing nonconforming use (SZO §4.5.3) in order to complete the work on a constructed addition in the rear of the three-family dwelling. Residence A (RA) zoning district. *The Applicant has requested to continue this meeting until the Planning Board's July 18, 2002 meeting.*
- F. **7 Avon Place** (Owner and Applicant: Kevin Emery): The Applicant seeks a special permit with site plan review for more than one principal structure in a Residence B (RB) zoning district (SZO §7.2). The Applicant is also seeking an additional special permit with site plan review to exceed the allowable number of units while providing at least 10% affordable housing (SZO §7.3). Additionally, the Applicant is seeking a variance from maximum number of stories (SZO §8.5.F).
- G. **9 - 11 Aldersey Street** *continued from May 16, 2002* (Applicant: Gerard Meehan; Owner: G&T Realty Associates; Agent: Kenneth Poole, Ed Lonergan) The Applicant seeks a Comprehensive Permit under M.G.L. c.40B Sec. 20-23 in order to develop a thirty (30) unit condominium building. Relief requested: dimensional requirements, required parking and density. Residence A (RA) zone.

**H. 343-349 Summer Street** (Applicant: Emerald Development Group; Owner: MBTA; Agent: Terry Morris) The Applicant proposes to construct a four story, 14 unit residential building with underground-enclosed parking (SZO §7.11.1.c). In order to meet the Inclusionary Housing requirements under Article 13, the Applicant is also providing 3 off-site affordable housing units. Central Business District (RC) zoning district.

**Other Business**

- Revision to Chapter One of the Rules and Regulations of the SPGA in order to allow for Project Review Fees and increased Filing Fees.
- Meeting Minutes from May 16, 2002.
- Proposed Zoning Amendment to eliminate ventilators and rooftop mechanical penthouses from the measured height of a building. This clarification amendment to be considered by the Planning Board to be proposed to the Board of Aldermen.
- Request for a **Minor Revision (SZO §5.3.8)** by the Director of Finance & Administration of the Tage Inn to revise the Special Permit granted by the Planning Board on February 25, 2002 to the Ninety-Nine Restaurant & Pub at 96 Middlesex Avenue in order to substitute TALP II LLC for Tage Restaurant Realty LLC as the name of the owner.