

AGENDA

The Somerville Planning Board meeting for **Thursday, September 19, 2002 at 5:45 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

Other Business

- Dharmena Downey, OHCD Housing Director, will present a revised zoning amendment to Article 7 and Article 13 for the Board to consider proposing to the Board of Aldermen.
- Meeting Minutes

Review of Cases for the Zoning Board of Appeals

A. **299-303 Medford Street** (Owner: City of Somerville; Applicant: Just-A-Start Corporation; Agent: Lauren Curry) The Applicant seeks a Comprehensive Permit under M.G.L.c.40B sec.20-23. The Applicant is proposing to construct six low-income housing units on a currently vacant site. Business A (BA) zoning district. *Continued from the last meeting.*

Continuation of Public Hearing

22 McGrath Highway: The purpose of the hearing will be to review public comments and deliberate on the proposed significant revisions to the site plan for the Twin City Plaza Star Market. *Continued from the last meeting.*

Public Hearing- 6:30 p.m.

74 and 100 Foley Street: (Business Park Assembly (BPA) zoning district, Assembly Square Interim Planning District (ASIPD), Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district): The Applicant and Owner, IKEA Property, Inc. is seeking an Interim Planning District Special Permit as well as Preliminary Master Plan Approval for a Planned Unit Development-A. The project consists of:

- An approximately 277,000 s.f. building containing an IKEA furniture store, a restaurant, a specialty food store and associated office space, as well as an underground garage with 802 parking spaces;
- West Office building containing approximately 87,997 s.f. of office space, approximately 8,000 s.f. of restaurant space and approximately 17,081 s.f. of retail space;
- East Office building containing approximately 119,914 s.f. of office space, approximately 8,000 s.f. of restaurant space, approximately 7,490 s.f. of retail space, and 68 parking spaces at the first floor level;
- A restaurant building of approximately 4000 s.f.; and
- A parking garage structure of approximately 147,294 s.f., containing approximately 3,598 s.f. of retail space and 378 parking spaces.

Under §6.4.8 of the Somerville Zoning Ordinance the Applicant is also seeking waivers from certain dimensional and parking requirements of the Zoning Ordinance.