

AGENDA

The Somerville Planning Board meeting for **Thursday, March 21, 2002 at 6:15 p.m.** in the Aldermanic Chambers on the second floor of City Hall, is scheduled as follows:

Executive Session - 6:15 p.m.

Assistant City Solicitor Candies Pruitt has requested has requested to appear before the Board in Executive Session.

Public Hearing - 6:30 p.m.

Major Amendments to Union Place Planned Unit Development (PUD) Preliminary Master Plan: The Applicant, Somerville Housing Group and Owner David Aposhian, are seeking a Special Permit with Site Plan Review (S.Z.O. §16.11.2) for ninety-nine (99) temporary parking spaces in order to accommodate the parking requirements of Phase I of the Union Place PUD (411 Norfolk Street and 429 Norfolk Street). The temporary parking is required until permanent parking is provided in a garage structure being constructed under Phase II of the PUD.

Review of Cases for the Zoning Board of Appeals

- A. **73 Webster Avenue** (Applicant: Somerville Housing Group; Owner: David Aposhian) The Applicant seeks a special permit to change from one non-conforming use, a towing and storage company, to another non-conforming use, a temporary open parking lot for thirty vehicles (S.Z.O. §4.5.1). The Applicant is also seeking a variance from the minimum landscaping requirements (S.Z.O. §10.4). Residence B (RB) zoning district.
- B. **343-349 Summer Street** (Applicant: Emerald Development Group; Owner: MBTA; Agent: Terry Morris) The Applicant proposes to construct a four story, 16 unit residential building with underground parking (SZO §7.11.1.c). Central Business District (CBD) zoning district.
- C. **20 Brastow Avenue:** (Owner and Applicant: David Prothero) The Applicant seeks a special permit for the alteration of a nonconforming structure (SZO §4.4.1). Residence A (RA) zoning district.
- D. **53 Ash Avenue** (Applicant and Owner: Sean O'Donovan) The Applicant is proposing to construct a two family dwelling. As part of this proposal, the Applicant is seeking a variance is required from minimum lot area (SZO §8.5.a) and a variance from minimum frontage (SZO §8.5.j). Residence A (RA) zoning district.
- E. **42 Dane Street** (Applicant and Owner: Manuel Martins; Agent: Craig Waldron) The Applicant seeks a special permit for the alteration of a non-conforming structure (SZO§4.4.1). Residence C (RC) zoning district.