

## AGENDA

The Somerville Planning Board meeting for **Thursday, March 7, 2002 at 6:30 p.m.** in the Aldermanic Chambers on the second floor of City Hall, is scheduled as follows:

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

- A. **9-11 Aldersey Street**: The Applicant, Gerard Meehan, the Owner, G&T Realty Associates, and their Agent, Kenneth Poole, seek a Comprehensive Permit under M.G.L. c.40B Sec. 20-23 in order to develop a thirty (30) unit condominium building. Relief requested: Waivers from dimensional requirements and required parking and a special permit for increased density for affordable housing. *Applicant requested to continue the meeting until the Board's second meeting in April (April 18, 2002).*
- 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. *Planning Board heard the Applicant's presentation, heard the neighborhood comments, and continued the meeting until further information re: traffic and drainage is obtained from the developer and reviewed by the City Engineer and the City Traffic Engineer. The Planning Board also asked the developer to present a scale model, and asked that the Planning Director forward a request for a legal opinion from the City Solicitor re: setbacks for underground parking and basis for calculating FAR when a portion of the site is occupied by the MBTA structure. This portion of the meeting was recorded and will be televised on City Cable. The Planning Board will take this case up again at their next meeting on Thursday, March 21, 2002.*
- C. **17 Jaques Street** *This case was continued from the 02/21/02 meeting.* (Applicant and Owner: Michael Suied) The Applicant seeks a special permit to legalize an existing two-story deck and egress staircase (SZO §4.4.1). The Applicant also seeks a variance from side yard setback (SZO §8.6.10). Residence B (RB) zoning district. *The Planning Board recommended approval of the special permit with conditions (4-0) and unable to recommend approval of the variance (4-0).*
- D. **33 Sydney Street** (Applicant and Owner: Gurdip Singh) The Applicant seeks to enclose the second and third floor porches of his three story dwelling (SZO §4.4.1). The Applicant also seeks a variance from floor area ratio (SZO §8.5.E). Residence B (RB) zoning district. *The Planning Board recommended approval of the special permit with conditions (4-0) and was unable to recommend approval of the requested variance. (4-0)*
- E. **23 Jay Street** (Applicants and Owners: Mary & Robert Baker) The Applicant seeks a special permit for the alteration, addition, and enlargement, of a legally non-conforming structure (SZO§4.4.1). Residence B (RB) zoning district. *The Planning Board recommended approval of the special permit with conditions (4-0).*

- F. 8 Claremon Street** (Applicant and Owner: Melissa Mermin, Agent: Garrick Potz) The Applicant seeks a special permit for the alteration and extension of a legally nonconforming structure (§SZO 4.4.1). Residence C (RC) zoning district. *The Planning Board recommended approval of the special permit with conditions (4-0).*
- G. 99 Beacon Street** (Applicant and Owner: Frank Roselli) The Applicant proposes to enlarge two windows in the front of the building (§SZO 4.4.1). Residence C (RC) zoning district. *The Planning Board recommended approval of the special permit with conditions (4-0).*