

AGENDA

The Somerville Planning Board meeting for **Thursday, April 4, 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.

A joint public hearing by the Somerville Planning Board and the Board of Aldermen's Committee on Legislative Matters as follows:

- A Proposed Amendment to the SZO to define Residential Conversion in SZO Article 2 and amend the Table of uses in SZO Article 7 to make Special Residential Conversions consistent with the Residential Uses section of the SZO.
- A Proposed Amendment to the SZO Article 7 to allow Single, Two, and Three-family Dwellings in a Central Business District (CBD) and not require the units to be detached.
- A Proposed Amendment to the SZO Article 13 to require the Inclusionary requirements of the Ordinance to apply to residential conversions of eight or more units.

Presentation - 7:00 p.m.

David Dixon of Goody Clancy and Associates will present the results of the East Cambridge Planning Study and subsequent rezoning in the Cambridge portion of the North Point district in order to provide a background for possible planning and redevelopment efforts in the Somerville portion of North Point.

Deliberation

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.
Continued from 3/21/02 meeting.