

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. *Public hearing was opened, the Applicant made a presentation, oral testimony was taken -- noone spoke in favor and noone spoke against the proposal. The hearing was left open for written testimony until Friday, June 14, 2002 at noon. No recommendation was made.*

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. *The Board recommends accepting the Applicant's request to withdraw without prejudice (4-0) Linda Bohan absent.*
- 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. *The Board recommended approval with conditions (4-0) Linda Bohan absent.*
- 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. *The Board recommends accepting the Applicant's request to withdraw without prejudice (4-0) Linda Bohan absent.*
- 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. *The Board recommended approval with conditions (4-0) Linda Bohan absent.*
- 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. *The Board continued the meeting until thier 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). ***The Board continued this matter until their June 20, 2002 meeting so that the Applicant can work with the Traffic and Parking Dept. and the Fire Dept. to ensure adequate access to the site.***

- 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. ***The Applicant and his engineer did a presentation primarily of the traffic and drainage information. Alderman Curtatone, Alderman Desmond and Alderman Provost spoke in opposition to the project. Alderman Taylor and Alderman White submitted information that their comments from the last meeting should still be on record in opposition to the project. Some members of the public asked questions of the Applicant's engineer. The Planning Board repeated their request for a scale model of the development, but the Applicant refused to present a model, stating that the Planning Board was not the Special Permit Granting Authority in this case. The meeting was closed, no recommendation was given.***
- 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. ***The Board recommended approval with conditions (4-0) Linda Bohan absent.***

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. ***The Board approved the entire revision to the Rules and Regulations with an amendment (4-0) with Linda Bohan absent, which includes the increased filing fees and the Project Review Fees. The Staff had recommended language that stated that Project Review Fees could only be solicited for projects in Assembly Square, PUD districts and for Wireless Telecommunications Facilities. However, the Board reviewed this language carefully and questioned why it was limited at all. They amended the language for Project Review Fees in order to not limit the projects that could be reviewed. The revision to the Rules and Regulations must also be approved by the Zoning Board of Appeals, and it is before them on Wednesday, June 12, 2002.***
- Meeting Minutes from May 16, 2002. ***The Board approved the minutes (4-0) Linda Bohan absent.***
- 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.
The Board recommended that the clarification amendment be presented to the Board of Aldermen at their next regular meeting, (4-0) Linda Bohan absent.

- 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. ***The Board granted approval of this change (4-0) Linda Bohan absent.***