

Meeting was moved back to the Aldermanic Chambers and posted at the HS with Planning Staff directing the public.

## AGENDA

**Somerville High Auditorium, 81 Highland Avenue,  
Wednesday, June 26, 2002**

### DECISIONS 6:00 P.M.

**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. ***Approved with conditions 5-0, PE, GM, HF, MJ, SG***

**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 an auto body painting and detailing site (§5.3.8). Residence C (RC) zoning district. ***Approved with conditions 5-0, PE, GM, HF, MJ, SG***

**343-349 Summer Street** (Applicant: Emerald Development Group; Owner: MBTA; Agent: Terry Morris) The Applicant seeks a special permit (SZO §7.11.1.c) in order to construct a four story, 14 unit residential building with underground parking and the potential of having the two inclusionary units off site and Central Business District (CBD) zoning district. ***Approved with conditions, 5-0, PE, GM, HF, MJ, SG***

**17 Murdock Street** (Owners and Applicants: Florinda Marchione and John Zhang): The Applicant is seeking a variance from minimum lot size (SZO §8.5a) because of this subdivision. Additionally, the Applicant is also seeking a special permit to convert from one non-conforming use to another (SZO §4.5.1). Residence B (RB) zoning district. *Applicant is requesting to withdraw this request without prejudice. Request approved 5-0, PE, GM, HF, MJ, SG*

### PUBLIC HEARINGS 6:30 p.m.

**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 a special permit for increased density for affordable housing. ***Questions from members of the Board were posed to the Applicant and written testimony from the public was accepted and will continue to be accepted prior to the next scheduled meeting July 10<sup>th</sup>. The Board stated that there were two options for this case, either the Board could request a designee to negotiate with the Applicants for a possible compromise to their proposal that has received no support from the community or the Board could make a decision based on the information***

*available. The Board requested additional information from some City Departments. The hearing remains open until the next meeting July 10th.*

**5 Calvin Street** (Applicant and Owner: Shafique Ahmed): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1), in order to enclose a second story deck. Residence B (RB) zoning district. *Case re-advertised and re-scheduled to July 24, 2002.*

**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) and a second special permit with site plan review to exceed the allowable number of units while providing at least 10% affordable housing (SZO §7.3). In addition, under SZO §8.5.f the Applicant requires a variance to construct three and one half story buildings when only three stories are allowed. *Open and continued to the next meeting July 10<sup>th</sup>.*

**324 Broadway** (Owner: Winter Hill Investors, LLC; Applicant: John Holmes; Agent: Richard DiGirolamo): The Applicant seeks a special permit with site plan review in order to construct a nineteen unit residential building (SZO §7.11.1.c). This project also must meet the inclusionary housing requirements under Article 13 of the Zoning Ordinance. Business A (BA) zoning district. *Applicant submitted a request to withdraw without prejudice, the Board voted to allow the request 5-0 PE, GM, HF, MJ, SG.*

**119 - 121 West Adams Street** (Owner and Applicant: Francis Rego): The Applicant seeks a special permit for the legalization of a third unit (SZO §7.11.2.b). Additionally, the Applicant is seeking a variance from minimum lot area per dwelling unit (SZO §8.5.B) and a special permit for relief from one required parking space (SZO §9.13.2.a). Residence A (RA) zoning district. *Case opened and continued to the next meeting July 10<sup>th</sup>.*

**73 Webster Avenue** (Owner and Applicant, Somerville Housing Group) seek 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. *Open and continued to the next meeting July 10<sup>th</sup>.*