

## AGENDA

The Somerville Planning Board meeting for **Thursday, June 20, 2002** at **6:30 p.m.** in the Conference Room on the third floor of City Hall, is scheduled as follows:

### Public Hearing - Deliberation

**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.

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

- A. **44 Elm Street** (Owner and Applicant: Arthur Tunnell; Agent: Charles Croce): The Applicant seeks a special permit to alter a nonconforming structure.(SZO §4.4.1) by constructing a second story addition. Residence B (RB) zoning district.
- B. **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 §9.11.2.b). Residence A (RA) zoning district.
- C. **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.
- D. **7 Avon Place continued from June 6, 2002** (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).
- E. **9 - 11 Aldersey Street continued from June 6, 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.
- F. **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.
- G. **384 Washington Street** (Owner and Applicant: LMS Development Trust; Agent: Mike Sylvester): The Applicant seeks: a special permit with site plan review for more than one principal structure on the subject property (SZO §7.2); a special

permit with site plan review for relief from the maximum number of dwelling units with an affordable housing component (SZO §7.3); and a variance from maximum number of allowed stories (SZO §8.5.F). Residence B (RB) zoning district.

#### **Other Business**

- Discussion of the Major Plan Change to the 1980 Assembly Square Revitalization Plan - determination as to whether the Major Plan Change is in conformance with the general plan for the community as a whole.
- Meeting Minutes