

REVISED AGENDA

The Somerville Planning Board meeting for **Thursday, July 11, 2002 at 5:30 p.m.** in the Conference Room on the third floor of City Hall, is scheduled as follows:

5:30 p.m. - 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. ***Voted to approve a special permit to expire after three years, with the possibility to renew annually. Approval had conditions attached. (4-0) LB not voting***

6:00 p.m. - Public Hearing - Zoning Amendments - Alderman's Chambers, Second Floor

A joint public hearing with the Planning Board and the Board of Aldermen Committee on Legislative Matters to hear the following zoning amendments:

- A Proposed Amendment to the SZO Article 8 to clarify the height requirement and allow ventilators and penthouses with mechanical equipment to be excluded from the height requirement. This amendment is sponsored by the Planning Board. ***Public Hearing opened, noone spoke in favor, noone spoke against, public hearing was closed. Recommended Approval of the Amendment (5-0)***
- A Proposed Amendment to the SZO Article 7 to allow more than 10,000 g.s.f. of retail use by special permit with site plan review in a Neighborhood Business (NB) district when that area over 10,000 g.s.f. is exclusively devoted to storage for the retail use. This amendment is sponsored by Ward Five Alderman Sean O'Donovan. ***Public Hearing opened, three people spoke in favor, noone spoke against, public hearing was closed. Recommended Approval of the Amendment (5-0)***

Review of Cases for the Zoning Board of Appeals

A. **24 Melvin Street** (Owner and Applicant: George Damaso): The Applicant seeks a variance from minimum lot area per dwelling unit (SZO §8.5.B) for the legalization of a third unit. Additionally, the Applicant is seeking a special permit for relief from one required parking space (SZO §9.5.2). Residence B (RB) zoning district. ***Recommended Denial (5-0)***

B. **210 Holden Green** (Owner and Agent: Harvard Planning & Real Estate; Applicant: Sasso Construction Co.): The Applicant seeks a special permit to reconstruct a nonconforming structure.(SZO §4.4.1) in order to repair an existing wall. Residence B (RB) zoning district.***Recommended Approval with Conditions (3-0) LB, EM absent***

C. **212 Broadway** (Applicant and Owner: Cumberland Farms, Inc.; Agent: John Smolak): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1) and a special permit for the expansion of a nonconforming use in

order to construct an addition on an already existing service station. Central Business District (CBD) zoning district. **Recommended Approval with Conditions (5-0)**

D. **29 Albion Street** (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. **Applicant withdrew without prejudice - accepted (5-0)**

E. **230 Highland Avenue** (Owner: Mark Letzeisen; Applicant: David Foote; Agent: David Foote): The Applicant seeks a special permit to allow for an alteration to the preexisting dimensionally nonconforming building (SZO §4.4.1) and a special permit to allow an enlargement and alteration of a preexisting nonconforming use (SZO §4.5.3). This relief is needed in order to remove an existing cooling tower and replace it with a new cooling tower on the Somerville Hospital building in order to keep their air conditioning system running. Also, relief is needed to open a wall of a mechanical penthouse and add a door for access to a new chiller. Residence A (RA) zoning district. **Recommended Approval with Conditions (3-0) LB, EM absent**

F. **29-33 Allen Street** (Owner: Leonard Ryan and the City of Somerville; Applicant: Jack Hamilton, Community Action Agency of Somerville; Agent: Paula Herrington): In order to construct a day care center, the Applicant is seeking variances from side yard setback (SZO §8.5.H), rear yard setback (SZO §8.5.I), and from the required number of parking spaces (SZO §9.5.5.f). Residence B (RB) zoning district. **Recommended Approval with Conditions (5-0)**

Other Business

- Meeting Minutes **Approved (3-0) LB, EM absent**
- Revision to the Comprehensive Permit for 34 Linden Street. Change due to construction of buildings. Applicant is seeking approval from the Zoning Board of Appeals on 7/24/02 and an opinion from the Planning Board. **Recommended Approval (3-0) LB, EM absent**