

AGENDA

The Somerville Planning Board meeting for **Thursday, October 3, 2002** at **5:30 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

Executive Session

The City Solicitor has requested to appear before the Board in Executive Session to discuss pending litigation.

6:00 p.m. - 7:00 p.m.

Continuation of Public Hearing

74 and 100 Foley Street: (Business Park Assembly (BPA) zoning district, Assembly Square Interim Planning District (ASIPD), Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district): The Applicant and Owner, IKEA Property, Inc. is seeking an Interim Planning District Special Permit as well as Preliminary Master Plan Approval for a Planned Unit Development-A. The project consists of:

- An approximately 277,000 s.f. building containing an IKEA furniture store, a restaurant, a specialty food store and associated office space, as well as an underground garage with 802 parking spaces;
- West Office building containing approximately 87,997 s.f. of office space, approximately 8,000 s.f. of restaurant space and approximately 17,081 s.f. of retail space;
- East Office building containing approximately 119,914 s.f. of office space, approximately 8,000 s.f. of restaurant space, approximately 7,490 s.f. of retail space, and 68 parking spaces at the first floor level;
- A restaurant building of approximately 4000 s.f.; and
- A parking garage structure of approximately 147,294 s.f., containing approximately 3,598 s.f. of retail space and 378 parking spaces.

Under §6.4.8 of the Somerville Zoning Ordinance the Applicant is also seeking waivers from certain dimensional and parking requirements of the Zoning Ordinance.

7:00 p.m.

Joint Public Hearing with Board of Aldermen's Committee on Legislative Matters --Continued from September 5, 2002

A Zoning Amendment sponsored by Alderman Roche:

- The entire parcel of land bounded by Interstate 93 and Mystic Avenue, by Cross Street East, by Blakely Avenue, and by the Fellsway/McGrath Highway (State Route 28) shall be removed from the Neighborhood Business (NB) zoning district and placed in the Business A (BA) zoning district.
- The entire parcel of land bounded by Fellsway/McGrath Highway (State Route 28), Blakely Avenue, Kensington Avenue and Broadway shall be removed from the Neighborhood Business (NB) zoning district and placed in the Business A (BA) zoning district.

- The parcels of land abutting the south side of Broadway between Franklin Street and the Somerville/Boston City Line as well as portions on the following streets: east side of Franklin Street, Hathorn Street, George Street, and Mt. Vernon Street. These properties shall be removed from the Central Business District (CBD) and placed in the Business A (BA) zoning district.

A Zoning Amendment sponsored by Aldermen Provost and Halloran:

Amending the definition of three-family dwelling, two-family dwelling, and multiple dwelling to include language stating “where each of the units or any portion thereof, must be above or below at least one of the other units” and creating a definition for mixed use.

8:00 p.m. Public Hearing

The purpose of the hearing will be to receive public comments concerning the proposed addition of a single story bay to an existing garage building at **85 Foley Street**. The Applicant, Marron Realty Trust along with the Owner, Gerald Chaille is proposing an addition that would be used for an automobile emissions testing station. Industrial Park Assembly (IPA) and Assembly Square Interim Planning District (ASIPD).

The Applicant is requesting the following zoning relief:

SZO §4.4.1 - Special Permit for Alteration to a preexisting dimensionally nonconforming structure. ; SZO §4.5.3 - Special Permit for the alteration and enlargement of a preexisting nonconforming use; SZO §6.4.6 - Special Permit for all developments in the Assembly Square Interim Planning District

Review of Cases for the Zoning Board of Appeals

A. 13 Linden Street: (Applicant and Owner: Mark Capomaccio; Agent: Howard Goldman): The Applicant is seeking variances for the location of a curb cut (SZO §9.9C), direction of ingress/egress (SZO §9.11.e), screening requirements (SZO §10.5), and a lot containing more than six parking spaces (SZO §10.5.1), in order to create a parking lot for the condominium building. Residence B (RB) zoning district.

B. 48-50 Kent Street: (Applicant: Scott Kyle; Owner: Daryl Boudreau): The Applicant seeks a special permit to construct an addition on the third story of a residential structure (SZO §4.5.3; SZO §4.4.1). Additionally, the Applicant is seeking a variance from Floor Area Ratio (SZO §8.5.E) Residence A (RA) zoning district.

C. 270 Cedar Street: (Applicant and Owner: Louis Filosi): The Applicant seeks a special permit to convert from one nonconforming use, an automotive parts store, to another, a Laundromat. (SZO §4.5.1) Residence B (RB) zoning district.

D. 17 Murdock Street: (Applicant and Owner: Louis Filosi): The Applicant seeks a special permit to convert from one nonconforming use, an automotive parts store, to another, a Laundromat. (SZO §4.5.1) Residence B (RB) zoning district.

E. 396 Medford Street: (Owner and Applicant: Bob Bonnet; Agent: Adam Dash): The Applicant seeks a special permit to convert from one nonconforming use, a single family dwelling unit with a photography studio, to another nonconforming use, a

single family dwelling unit with a beauty saloon (SZO §4.5.1). Residence B (RB) zoning district.

F. 709 McGrath Highway: (Applicant and Owner: Amerada Hess Corporation; Agent: Adam Dash): The Applicant seeks a special permit for the expansion of a nonconforming use (SZO §4.5.3), as well as a special permit for relief from landscaping requirements (SZO §10.2.2) and a variance from maximum fence height (SZO §10.7). Neighborhood Business (NB) zoning district.

Other Business

Review of Aldersey Street Historic Designation