

AGENDA

The Somerville Planning Board meeting for **Thursday November 7, 2002 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

Deliberation:

133 Middlesex Avenue: The Board will review the interlocutory order received by Judge Stephen Neel on the matter of the special permit granted by the Board on December 20, 2000 and discuss their response thereto. ***The Board concluded that they had made the correct decision under SZO Sec. 4.5.3 when issuing the special permit on December 20, 2000. The Board voted (3-0) with Joe Favaloro and Jim Kirylo abstained to forward the conclusion to the Court.***

Review of Cases for the Zoning Board of Appeals

A. 79-83A Broadway: (Applicant: Mudflat Pottery School; Owner: City of Somerville): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1), a special permit for a modification of parking requirements (SZO §9.4.2) and two variances for signage (SZO §12.4.1.b) and (SZO §12.4.4.d) in order to convert a theater use to a school use. Business A (BA) zoning district. ***The Board recommends approval with conditions (5-0) of the requested special permits and recommended approval (5-0) of the requested variances for signage.***

Presentation of Proposed Zoning for Consideration

- Stephen Post, Executive Director of OHCD, will present proposed changes to SZO Article 7 and Article 13 regarding the Inclusionary Housing Ordinance. ***The Board voted (5-0) that the proposed zoning changes be brought forward as a proposed zoning amendment to the Board of Aldermen***

- Steven Heikin, from ICON Architecture, will present conceptual proposed changes to SZO Article 6 and 16 as well as the SZO zoning map in order to ensure better planning of municipal boundary complexities and geographically constrained portions of Somerville land located within the North Point area. ***The Board voted (5-0) to have the Staff analyze the presentation and proposal by the consultant and make a recommendation to them about proposed zoning for the North Point Somerville area. The consultant had provided multiple zoning recommendations. The Board will analyze the Staff recommendation along with the consultant's presentation and handout at their next regular meeting on November 21, 2002. At that time, the Board will decide whether or not they choose to forward zoning recommendations to the Board of Aldermen.***

The Planning Board will consider both of these proposals, and may then choose to sponsor these items as amendments to the SZO. The Board would then submit the proposed zoning changes to the Board of Aldermen for consideration through the public hearing process.

Review of Cases for the Zoning Board of Appeals - Continued

B. 520-534 Medford Street (Owners: Broadway Investments, Inc., Konstantinos Kombouras, City of Somerville; Applicant: SF Properties; Agent: Adam Dash, Esq.): The Applicant is proposing to construct a 13,667 square foot building for use as a drug store with associated automatic teller machine. The Applicant seeks a special permit with site plan review for the use of a drug store (§7.11.9.5.c), a special permit for an automatic teller machine (§7.11.8.5.a), a special permit with site plan review for a 30,000 square foot municipal parking lot (§7.11.5.7.b), a variance for failure to meet parking requirements (§9.5) and a special permit for shared parking (§9.13.e). Neighborhood Business (NB) and Residence B (RB) zoning district. ***The Board listened to a presentation by the Applicant and took comments from the public as well as City officials, including Steve Post, Exec Dir of OHCD and Alderman Sean O'Donovan on the proposal. The Board will take this matter up again at their next regular meeting on November 21, 2002.***

C. 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. ***Continued from 10/3/02 meeting - The Applicant requested another continuance for a month in order to work out the issue of the curbcut along Blakely Street. The Applicant will appear before the Board again at their meeting on December 5, 2002.***

D. 14 Partridge Avenue (Owner and Applicant: Sharon Bunn and Cynthia Gilman): The applicant seeks a special permit to construct an extension of their existing rear porch. (SZO §4.4.1). Residence A (RA) zoning district. ***The Board recommends approval with conditions (5-0) of the requested special permit.***

E. 135 Lowell Street (Applicant and Owner: Wai Cheung): The Applicant seeks a special permit for the alteration, expansion, or reconstruction of a nonconforming structure (SZO §4.4.1) and a variance from the maximum height requirement of two and one half stories (SZO §8.6.10) for the construction of a dormer. Residence C (RC) zoning district. ***The Board recommends approval with conditions (5-0) of the requested special permit, and was unable to recommend approval (5-0) of the requested variance.***

F. 14 Sycamore Street (Applicant and Owner: Jeanne and David Smith): The Applicant seeks a variance from the minimum width requirement of eight feet for a driveway. (SZO §9.9.b). Residence A (RA) zoning district. ***The Board recommends approval with conditions (5-0) of the requested variance.***

G. 665 Somerville Avenue (Applicant: David Walsh; Owner: D&P Realty Trust; Agent: Vaughn Associates Architecture): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a deck on top of an existing one-story garage. (SZO §4.4.1). Business A (BA) zoning district. ***The Board recommended approval with conditions (5-0) of the requested special permit.***

H. 59 Pitman Street (Applicant: John Katehis and Owner: John Socia): The Applicant seeks a special permit for the alteration, of a nonconforming structure (SZO

§4.4.1) and a special permit for the expansion of a nonconforming use (SZO §4.5.3) in order to add office space at the second floor level. Business A (BA) zoning district. ***The Board recommends approval with conditions (5-0) of the two requested special permits.***

I. **85 Foley Street:** (Applicant: Marron Realty Trust; Owner: Gerald Chaille; Agent: Bill Horan): The Applicant is seeking a variance from required parking (SZO §9.5.11.a) and a variance from the width of the maneuverability aisle (SZO §9.11). The Applicant is proposing to expand the cab company use at the existing site. Industrial Park Assembly (IPA) zoning district and Assembly Square Interim Planning District (ASIPD). ***The Board was unable to recommend approval (5-0) of the requested variances.***

Deliberation - Continued

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 from the Planning Board:

- 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.

The Board continued this matter of the special permits to their next regular meeting on November 21, 2002, pending further information from the Applicant who was not present.