

## **REVISED AGENDA**

The Somerville Planning Board meeting for **Thursday November 21, 2002 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

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

A. 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 recommended approval with conditions (5-0).*

### **Public Hearings**

#### **6:30 p.m. - Joint Public Hearing with the BOA Committee on Legislative Matters**

A Zoning Amendment sponsored by Alderman Roche:

To change the eastern side of Tufts Street from Residence B (RB) to Residence C (RC) in order to make it contiguous with the zoning along Washington Street. The properties currently abut the existing Residence C (RC) district.

A Zoning Amendment sponsored by James Igoe on behalf of property owners Victor & Katherine Lum:

To remove the properties at 175 and 179 Elm Street from the Residence B (RB) zoning district and place them in the Neighborhood Business (NB) zoning district. The properties currently abut an existing Neighborhood Business (NB) district.

*The Board opened both hearings, took testimony from neighbors as well as Aldermen and closed both hearings for all oral testimony and left the hearing open for written testimony until noon on December 1, 2002. The Board will take the matter up again at it's next regular meeting on December 5, 2002.*

#### **7:00 p.m. - Public Hearing - 257 School Street - subdivision**

The purpose of the hearing will be to receive public comments concerning a proposed subdivision of property from one lot to two lots located at **257 School Street**. (Applicant, Christian Howard; Owner, Hassan Goales; Agent, Richard DiGirolamo). Business A (BA) zoning district. The Applicant is requesting the following zoning relief: SZO §8.8 - Site Plan Approval for subdivisions; SZO §5.4 - Site Plan Approval for subdivisions.

*The Board opened the hearing, took testimony from the abutting neighbors as well as the Applicant, and closed the hearing. The Board requested the Staff to research any permits for 326 Broadway apartment building, specifically the location of the dumpster. The Board continued the matter to their next meeting on December 5, 2002.*

**7:30 p.m. - Public Hearing - 76 Middlesex Avenue**

The purpose of the hearing will be to receive public comments concerning a proposed drive-through service at the existing Dunkin Donuts located at **76 Middlesex Avenue**. (Applicant, Thomas Leone; Owner, Jordan Rittenberg; Agent, Richard DiGirolamo). Business Park Assembly (BPA) zoning district. The Applicant is requesting the following zoning relief:

SZO §4.4.1 - Special Permit for Alteration to a preexisting dimensionally nonconforming structure; SZO §7.11.10.3.c - Special Permit with Design Review for the drive-through use.

*The Board opened the hearing, and the Applicant requested a continuance of the matter until the Board's next meeting on December 5, 2002. The Board granted the continuance.*

**Review of Cases for the Zoning Board of Appeals - Continued**

B. 298 Lowell Street: (Applicant and Owners: James and Diana Gilchrist): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a 16' x 24' rear addition to the existing structure. (SZO §4.4.1). The building is nonconforming with respect to the side yard setback. Residence A (RA) zoning district.

*The Board recommends approval with conditions (5-0).*

C. 452-454 Broadway: (Applicant and Owner: Maria D'Alelio): The Applicant seeks a special permit for one off street parking space in order to legalize a third dwelling unit (9.4.1.d.1). Residence C (RC) zoning district.

*The Board recommends approval with conditions (5-0).*

**Minor Amendment to Planned Unit Development at 777 and 779 McGrath Highway, 250 Mystic Avenue and 48 Cross Street East**

The Applicant, The Stop and Shop Supermarket Company, has requested amendments to the approvals granted by the Planning Board on September 6, 2001 and November 9, 2001. *The Board reviewed the requested amendments to the approvals and granted the request with two exceptions. The Board revised the language submitted by the Applicant to Condition #5 of the final approval, and denied the Applicant's request for revisions to Condition #15.*

**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 Applicant is requesting to withdraw the proposal. The Board accepted the Applicant's request to withdraw the proposal (5-0).***

### **Other Business**

#### Presentation of Proposed Zoning for Consideration

- OHCD and Planning Staff will present recommended proposed changes to SZO Article 6, 7, 9, 13 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 requested more time to review the proposed zoning changes and therefore held no discussion on the matter. The Board continued the matter until their meeting on January 2, 2003.***
- Meeting Minutes ***No minutes were made available to the Board and no votes were taken.***