

## AGENDA

The Somerville Planning Board meeting for **Thursday January 16, 2003** at **6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

### Proposed Zoning Changes

Further discussion of proposed changes to the SZO as well as the SZO zoning map for North Point. *The Planning Board voted (5-0) to sponsor the proposed zoning changes (with amendments) to the Board of Aldermen for consideration through the public hearing process (Vote 5-0).*

### Submission under Chapter 91 regarding IKEA

The Board will discuss and recommend whether written correspondence should be sent to the Department of Environmental Protection regarding IKEA's submission for a license under 310 CMR Section 9.13. (5). *The Board voted (5-0) to send a letter outlining their approval of the Preliminary Master Plan and a copy of their Preliminary Master Plan approval.*

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

**24 Lake Street (Continued from 1-2-03)** (Applicant and Owner, A&J Realty Trust; Agent, Richard DiGirolamo): The Applicant seeks a special permit with site plan review (SZO §7.11.1.d), a variance from front yard setback (SZO §8.5.G.) and a variance from rear yard setback (SZO §8.5.I.) in order to construct a twelve (12) unit townhouse complex. The Applicant is also subject to Inclusionary Housing requirements (SZO §13.2.). Central Business District (CBD) and Residence C (RC) zoning districts. *The Board voted (5-0) to recommend conditional approval of the requested special permit and approval of the variances.*

**21 Earle Street/Boynton Yards** (Applicant and Owner: Boynton Yard Associates, LLC; Agent: Richard G. DiGirolamo): The Applicant is seeking to amend three special permits (1997-46, 2000-47 and 2001-41) under SZO §5.3.8. Industrial Park (IP) zoning district. *Continued until 2-6-03.*

**709 McGrath Highway** (Applicant and Owner: The Amerada Hess Corp.): Applicant seeks a minor revision to Zoning Board of Appeals case #1995-64 to alter a nonconforming structure, a ten foot high existing fence (SZO §5.3.8), and a variance to construct new fencing along the perimeter of the site. In 2002, the Applicant also applied for a Special Permit for the Expansion of a Nonconforming Use (SZO §4.5.3), a case that has been continued several times and will be heard together with this new application. Neighborhood Business (NB) zoning district. *The Board voted (5-0) to recommend conditional approval of the requested special permits and variance.*

**1153 Broadway** (Applicant, Beth Ann Dahan; Owner, C&T Realty Trust, Agent, Joseph P. Hanley, Attorney) The Applicant seeks a special permit for modification of the parking requirement in order to change from a pre-existing retail store into a restaurant. (SZO §9.4.1.d.2). Neighborhood Business (NB) zoning district. *The Board voted (5-0) to recommend conditional approval of the requested special permit.*

**22-24 Gordon Street** (Applicants and Owners: Eva Jane N. Fridman, Geoffrey Fridman, and Olga Fridman; Agent: Adam Dash): The Applicant seeks a variance from minimum lot area per dwelling unit requirements in order to legalize two basement bedrooms (SZO §8.5.e). Residence A (RA) zoning district. *The Board voted (5-0) to recommend denial of the requested variance.*

**180 Somerville Avenue** (Applicant: Rich Lavere, Target Corporation; Owner: Northern Artery Association; Agent: Dan Kelly, Jeffrey M. Brown Associates) The Applicant seeks a special permit to alter a non-conforming structure in order to change the façade of a large retail building (SZO §4.4.1). Business A (BA) zoning district. *Continued until 2-6-03.*

**7:00 pm - Planning Board Public Hearing**

**Assembly Square Drive at Mystic Ave.** (Owner: City of Somerville, Applicant: Office of Housing and Community Development): The Applicant seeks to combine six undersized parcels adjacent to Assembly Square Drive into one 16,301 s.f. parcel. The applicant requires site plan approval under (SZO §5.4.) and (SZO §8.8.) Business Park Assembly (BPA) zoning district. *The Board voted (5-0) to approve with conditions the requested site plan approval.*

**Meeting Minutes**

*The Board voted (5-0) to approve the minutes for 10-03-02*