

## REVISED AGENDA

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

### **Executive Session – 6:00 p.m.**

Assistant City Solicitor Candies Pruitt has requested to appear before the Board in Executive Session.

### **Continuation of Public Hearings**

**74 and 100 Foley Street (Continued from 1-30-03)** (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 (§6.4.6.), Site Plan approval (§6.1.15.) and Special Permits with Site Plan Review (§7.11.9.2.c., §7.11.10.1.d., §7.11.7.1.c., §7.11.10.1.b.) in order to construct Phase I of the previously approved IKEA Preliminary Master Plan. This phase of the project consists of the following:

An approximately 280,032 s.f. building containing an IKEA retail store, a restaurant and associated office space as well as an underground parking garage; and  
A restaurant building of approximately 4000 s.f.

Under §6.4.8. of the Somerville Zoning Ordinance the Applicant is seeking a waiver from parking requirements.

Under §15.2. of the Somerville Zoning Ordinance the Applicant is subject to a Project Mitigation Contribution.

***The Board voted to continue this application until 2-20-03.***

**74 and 100 Foley Street (Continued from 1-30-03)** (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 (§6.4.6.), Site Plan approval (§6.1.15.), and Special Permits with Site Plan Review (§7.11.9.2.c., §7.11.7.1.c., §7.11.10.1.b.) in order to construct Phase IA of the previously approved IKEA Preliminary Master Plan. This phase of the project consists of the following:

An approximately 109,507 s.f. building containing office, restaurant and retail space;

Under §6.4.8. of the Somerville Zoning Ordinance the Applicant is seeking a waiver from parking requirements as well as a waiver from dimensional requirements with respect to loading bays.

Under §15.2. of the Somerville Zoning Ordinance the Applicant is subject to a Project Mitigation Contribution.

***The Board voted to continue this application until 2-20-03.***

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

**180 Somerville Avenue (Continued from 1-16-03)** (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. ***The Board voted (5-0) to recommend conditional approval of the requested special permit.***

**21 Earle Street/Boynton Yards (Continued from 1-16-03)** (Applicant and Owner: Boynton Yard Associates, LLC; Agent: Richard G. DiGirolamo): The Applicant seeks to amend three special permits (1997-46, 2000-47 & 2001-41) under SZO §5.3.8. Industrial Park (IP) zoning district. ***The Board voted (5-0) to recommend that Permit 1997-46 be amended, that Permit 2000-47 be amended with conditions, and Permit 2001-41 be revoked.***

**486 Columbia Street** (Applicant, Isaac Sebadduka; Owner, LLC Reality Inc.) The Applicant seeks a special permit to establish a used auto sales and service use (SZO §7.11.11.7). Industrial Park (IP) zoning district. ***The Board voted (5-0) to continue this application until 2-20-03.***

**51 Russell Road** (Applicant and Owner, Richard Nilsson.) The Applicant seeks a special permit to operate a home office, an architectural office, within a primary residence (SZO §7.11.4.f). Residence A (RA) zoning district. ***The Board voted (5-0) to recommend conditional approval of the requested special permit.***

**36 Florence Street** (Applicants and Owners: Chris and Gina Bassett; Agent: Larry Crouse) The Applicants, through their Agent, seek a special permit to alter a previously existing nonconforming structure (SZO §4.4.1), in order to convert an existing two and one-half story two-family dwelling to a three-family dwelling. The Applicants also seek a variance from minimum lot area per dwelling unit (SZO §8.5.b). Residence B (RB) zoning district. ***The Board voted (5-0) to continue this application until 2-20-03.***

**12 Florence Street, Apt. 2** (Applicant and Owner, Kelvin Greene) The Applicant seeks a special permit for alteration of a non-conforming structure in order to construct two dormers on a two and one-half story two-family dwelling (SZO §4.4.1). Residence B (RB) zoning district. ***The Board voted (5-0) to recommend conditional approval of the requested special permit.***

**113-115 Yorktown Street** (Applicant and Owner, Abdul Wahab Shaikh) The Applicant seeks a variance from minimum lot area per dwelling unit (SZO §8.5 B) in order to convert a two-family dwelling into a three-family dwelling by legalizing a unit. Residence B (RB) zoning district. ***The Board voted (5-0) to recommend denial of the requested variance.***

**117-119 Yorktown Street** (Applicant and Owner, Abdul Wahab Shaikh) The Applicant seeks a variance from minimum lot area per dwelling unit (SZO §8.5 B) in order to convert a two-family dwelling into a three-family dwelling by legalizing a unit. Residence B (RB) zoning district. *The Board voted (5-0) to recommend denial of the requested variance.*

**10 Clark Street** (Applicant and Owner, Jose Veloso; Agent, Joseph Fodera) The Applicant, through his agent Mr. Fodera, is seeking a special permit to alter an existing non-conforming structure in order to enclose three rear porches into three season rooms (SZO §4.4.1). The Applicant is also seeking a variance from floor area ratio. Residence B (RB) zoning district. *The Board voted (5-0) to recommend conditional approval of the requested special permit and approval of the requested variance.*

Meeting Minutes