

## Meeting Results

The results of the Somerville Planning Board meeting for **Thursday, April 15, 2004** are as follows:

**51 Warren Street:** (Continued from 4-1-04) (Applicant: Antonio Pereira; Owners: Antonio Pereira and Maria Pereira; Agent: William G. Ferullo, Esq.) The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). Business (BA) zoning district.

**Withdrawn without Prejudice**

**35 Hawthorne Street:** (Continued from 4-1-04) (Applicant and Owner: David Brookes; Agent: Scott Vaughn) The Applicant seeks a variance from minimum lot size (SZO §8.5.A) to demolish the existing building and construct three townhouses. Residence B (RB) zoning district.

**Withdrawn without Prejudice**

**65 Temple Street:** (Continued from 4-1-04) (Owner and Applicant: Somerville Community Corporation; Agent: Peter Graham) The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). Residential B (RB) zoning district.

**Continued to May 6, 2004**

**6-8 Beacon Street:** (Continued from 4-1-04) (Applicant: Chestnut Hill Partners; Agent: Robert Muriarty; Owner: Suhail El-Alami) The Applicant seeks a special permit to alter a pre-existing nonconforming structure (SZO §4.4.1) to construct a four story residential building. The Applicant also requires a special permit with site plan review for multiple dwelling use of seven or more units (§7.11.1.c); and a variance from maximum height requirements (§8.5.F). Residence C (RC) zoning district.

**Recommended Approval with Conditions (5-0)**

**39-41 Oak Street:** (Applicants & Owners: George Dedic & Stephen Andrade; Agent: Richard G. Di Girolamo) The Applicant seeks a special permit to expand a pre-existing nonconforming use (SZO §4.5.3) to construct an addition to a four-family dwelling. Residence B (RB) zoning district.

**Continued to May 6, 2004**

**16-18 Vermont Avenue:** (Applicant and Owner: Linda Palmieri) The Applicant seeks a variance from rear and side yard setbacks for an accessory structure (SZO §8.6.11) and a

variance from the height of fences (SZO §10.7.1) to legalize a shed. Residence B (RB) zoning district.

**Recommended Approval**

**334 Washington Street, Front:** (Applicant & Owner: Emmanuel M. Moore; Agent: Kevin A. Tarpley) The Applicant seeks a special permit (SZO §4.5.1) to change from one nonconforming use, wheelchair assembly (SZO §7.11.14.A), to another nonconforming use, windshield repair and replacement (SZO §7.11.11.5). Residence B (RB) zoning district.

**Continued to May 6, 2004**

**85 Cross Street:** (Applicant and Owner: Wilfredo Canenguez) The Applicant seeks a Special Permit with Site Plan Review to create two principle structures (SZO §7.2), a Special Permit with Site Plan Review to exceed the maximum dwelling units per lot (SZO §7.3), and variances from §9.5.a-parking requirements, §8.5.B-minimum lot area per dwelling unit, §8.5.E-maximum floor area ratio, §8.5.H-minimum side yard setback, and §8.5.I-minimum rear yard setback, to convert an existing rear garage to two dwelling units. Residence B zoning district.

**Recommended Denial (5-0)**