

## AGENDA - REVISED

The Somerville Planning Board meeting for **Thursday, August 16, 2001**, at **6:30 p.m.** in the Second Floor Alderman's Committee Room of City Hall, is scheduled as follows:

### Executive Session - 6:30 p.m.

Assistant City Solicitor Candies Pruitt has requested to appear before the Board in Executive Session. *No Votes Taken*

### 6:40 p.m. -Review of Zoning Board of Appeals Cases

- A. **94 - 100 Vernon Street** (Applicant and Owner: Ron Cavallo; Agent: Don Ritz): The Applicant seeks special permits to alter a non-conforming structure (§4.4.1) and to change from one non-conforming use, wholesale/storage, into another, six residential units (§4.5.1). Additionally, the Applicant is seeking two variances, one from minimum front yard setback requirements (§8.5.g) and one from rear yard setback requirements (§8.6.14). Residential B (RB) zoning district. *Recommended Conditional Approval (5-0)*
- B. **27 Ellington Road** (Applicant and Owner: Mark and Shireen Sullivan): The Applicant seeks a special permit to alter an existing non-conforming structure (§4.4.1). The Applicant is proposing to place a partial fourth floor, consisting of 400 s.f., on his house. Central Business District (CBD) zoning district. *Granted continuance*
- C. **76 Porter Street** (Owner and Applicant: Gail Fleischaker): The Applicant seeks a special permit to alter and extend a legally non-conforming structure (SZO §4.4.1). She is also seeking a variance from the maximum height requirements in a RA zone (SZO §8.5.f). The Applicant is proposing to construct a full-length dormer to the top floor of her townhouse. Residence A (RA) zoning district. *Recommended denial (5-0)*
- D. **88 Beacon Street continued from July 19, 2001** (Applicant: Nextel Communications; Owner: 88 Beacon Street Realty, Inc.; Agent: John Kovacs): The Applicant seeks a special permit for a wireless communications facility (§7.11.15.3) at the above-referenced address. Residence C (RC) zoning district. *Granted continuance to September*
- E. **24 Maple Avenue** (Applicant and Owner: James Doheney): The Applicant seeks a variance from minimum lot area per dwelling unit (§8.5.B). The Applicant is proposing to convert a one-family dwelling into a two-family dwelling within the existing structure. Residence A (RA) zoning district. *Recommended approval (5-0)*
- F. **5 Willow Avenue** (Owner and Applicant: Francis Scannell): The Applicant seeks a variance from the maximum height requirements for a fence (SZO §10.7.1). The Applicant is proposing a ten-foot (10') fence where only six feet (6') is allowed. Residence A (RA) zoning district. *Recommended denial (4-1) Matt Buckley opposed*

### Deliberation

**181 Broadway / 6 Garfield Street:** The Applicant, CASCAP Inc., is requesting an amendment to the Site Plan Approval granted by the Planning Board on September 22,

1994. The conditions require that employees and visitors of the property at 181 Broadway use the lot at 6 Garfield Street when parking at 181 Broadway is not available, as well as that the Applicant shall landscape and maintain the property at 6 Garfield Street. The Applicant wishes to amend these conditions in order to sell the property at 6 Garfield Street. ***Granted revision of the site plan approval to remove the condition requiring employees and visitors to use the Garfield Street parking lot. (4-0) with Gene Pomfret recused due to his involvement with the Broadway Theater Task Force.***

#### **Other Business**

Meeting Minutes *No votes taken*