

## AGENDA

The Somerville Planning Board meeting for **Thursday, September 20, 2001, at 6:30 p.m.** in the Second Floor Alderman's Committee Room of City Hall, is scheduled as follows:

### 6:30 p.m. Public Hearing

**Proposed Subdivision of 225 Cedar Street and 17 Murdock Street:** The Applicant, Florinda Marchione, as well as the neighboring property owner, John Zhang, seek a subdivision of the 6,030 s.f. lot at 225 Cedar Street to provide access to the rear of the property at 17 Murdock Street (SZO §8.8). The Applicant is also seeking a special permit to convert from one non-conforming use to another (SZO §4.5.1) and a variance from minimum lot size (SZO §8.5a) from the Zoning Board of Appeals. The property is located in a Residence B (RB) zoning district. *Continued to next meeting October 4, 2001*

### Review of Zoning Board of Appeals Cases

- A. **282 McGrath Highway** (Owner: Brant Realty Trust; Applicant: Jose Antonio Francisco): The Applicant seeks a special permit to operate an auto detail shop with six bays in an existing garage building (§7.11.13.1.a.). Business A (BA) zoning district. *Recommended Conditional Approval to the ZBA (5-0)*
- B. **229 Lowell Street** (Applicant and Owner: L. Robert DeSanctis; Agent: John H. Michelmore): The Applicant seeks a special permit to change from one non-conforming use, a newspaper distribution office, to another, a towing dispatch office (§4.5.1). Residence C (RC) zoning district. *Continued to next meeting October 4, 2001*
- C. **62-64 Victoria Street** (Owner and Applicant: Fay Martin): The Applicant is proposing to legalize an existing three-family dwelling at 62-64 Victoria Street. She seeks a special permit for failure to provide one additional parking space (§9.5.2.a.) and a variance from minimum lot area per dwelling unit (§8.5.b.). Residence B (RB) zoning district. *Recommended Denial to the ZBA (5-0)*
- D. **200 Inner Belt Road** (Applicant and Owner: TCI Inner Belt LLC; Agent: Carleton G. Pendexter, Jr.): The Applicant seeks a variance (§10.7.1.) to construct a ten (10) foot high masonry block wall around the north and south sides of the electrical switchgear located at the southeast corner of the building. Industrial A (IA) zoning district. *Recommended Conditional Approval to the ZBA (5-0)*
- E. **343 Medford Street** (Applicant: Nextel Communications; Owner: Malta Realty Trust; Agent: John Kovacs): The Applicant seeks a special permit for a wireless communications facility (§7.11.15.3) at the above-referenced address. Residence B (RB) zoning district. *Continued to next meeting October 4, 2001*
- F. **38 Day Street** (Applicant: Nextel Communications; Owner: Darin Samaraweera.; Agent: John Kovacs): The Applicant seeks a special permit for a wireless communications facility (§7.11.15.3) at the above-referenced address. Residence B (RB) zoning district. *Recommended Conditional Approval to the ZBA (5-0)*

**G. 88 Beacon Street continued from August 16, 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. ***Recommended Conditional Approval to the ZBA (5-0)***

**Discussion of Zoning Amendments**

The Legislative Matters Committee of the Board of Aldermen has requested that the Planning Board review the following proposed amendment to the proposed zoning amendment:

The zoning map to be revised for the section of properties from Pennsylvania Avenue to the Charlestown Line north of Broadway from the existing Business A (BA) to Residence C (RC). Originally, the proposed amendment was to revise this area of the zoning map from Business A (BA) to Central Business District (CBD). ***No vote taken. Informal opinion was consistent with original recommendation to uphold the existing BA zoning in that area.***