

AGENDA

The Somerville Planning Board meeting for **Thursday, February 21, 2002 at 6:30 p.m.** in the Aldermanic Chambers on the second floor of City Hall, is scheduled as follows:

Public Hearing - 6:30 p.m.

- A. **844 McGrath Highway** (Applicant: Sprint Spectrum LP; Owner: TALP II LLC; Agent: TerraSearch, Elizabeth Clothier): The Applicant seeks a special permit for a wireless communications facility (§7.11.15.3). The Applicant is proposing to install 10 panel antennas and its associated equipment. Business Park Assembly (BPA) zoning district. ***Voted to approve special permit with conditions (4-0) PB is SPGA -- will not be sent to ZBA***

Deliberation

- B. **20 Cummings Street:** The Owner, Taje Restaurant Realty, along with the Applicant, Ninety Nine Restaurant, and their Agent, Edward Taylor, are requesting a Special Permit with Site Plan review to erect signs on two existing free-standing sign poles used for advertising the Taje Inn. The height of each proposed sign from grade exceeds the twenty-five feet (25') allowed. The Applicant is applying to the Planning Board for relief from this height requirement under S.Z.O. §6.1.16, as the site is within a Highway Overlay District. The Applicant will also be seeking two variances from the ZBA for the size of each sign, under S.Z.O. §12.4.1.e.(1). Business Park Assembly (BPA) zoning district. ***Voted to approve special permits with conditions (4-0) PB is SPGA -- will be sent to ZBA for variances***

Review of Cases for the Zoning Board of Appeals

- C. **17 Jaques Street** (Applicant and Owner: Michael Suied) The Applicant seeks a special permit to legalize an existing two-story deck and an egress staircase (SZO §4.4.1). The Applicant also seeks a variance for side yard setback. (SZO §8.6.10). Residence B (RB) zoning district. ***This case will be continued to the 03/07/02 meeting.***
- D. **88 Winslow Avenue** (Applicant and Owner: William Wainwright; Agent: Peter Tagiuri) The Applicant proposes to build a four-story, two family building. Under §8.5.f of the SZO, a variance is required for the height of a four story building. Variances are also required for minimum lot size (SZO §8.5.a) and from front yard set back requirements (SZO §8.5.g). Residence C (RC) zoning district. ***Voted to recommend approval with conditions (4-0)***
- E. **12 Flint Avenue** (Applicant and Owner: Melcides Fiorillo) The Applicant seeks a variance from maximum allowable fence height (SZO §10.7.1). Residence B (RB) zoning district. ***Voted to recommend denial (4-0)***
- F. **37 Harris Street** (Applicant and Owner: H. Peik Larsen; Agent: Americo Andrade): The Applicant seeks a special permit for the alteration of a pre-existing, dimensionally non-conforming building (SZO §4.4.1) and a variance from rear yard setback (SZO §8.5.i). The Applicant is proposing

to construct a one story addition on the ground floor beneath an existing open porch. Residence B (RB) zoning district. The Applicant has slightly altered the design of the proposal, the Zoning Board of Appeals is seeking a recommendation from the Planning Board on this matter. ***Voted to recommend approval of the proposed changes (4-0)***

Other Business

Meeting Minutes ***Approved the meeting minutes of 2/7/02***