



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

Memorandum

TO: Zoning Board of Appeals
FROM: Christopher DiIorio
DATE: October 30, 2009
SUBJECT: 163 HUDSON STREET

The hearing for ZBA2008-53 at 163 Hudson Street was opened at the 11/05/08 meeting of the ZBA. The case has been continued many times on the recommendation of Planning Staff, Aldermen and the community in order to hold meetings and redesign the proposal. The following is a timeline of events regarding this proposal:

10/30/08:	Revised plans were submitted to Planning Staff
11/3/08:	Revised plans were submitted to Planning Staff
11/20/08:	Community meeting was held
1/23/09:	Revised plans were submitted to Planning Staff
1/26/09:	Planning Staff contacted Alderman about arranging a second community meeting
2/5/09:	Tentative 3/2 or 3/3 community meeting date being arranged by Alderman O'Donovan
2/18/09:	Tentative 3/10 community meeting date being arranged by Alderman O'Donovan
3/09/09:	3/10 Community meeting cancelled because several community members could not attend.
3/24/09:	Community meeting was held
8/26/09:	Community meeting was held (shadow study and by-right design was presented)
10/5/09:	Revised plans were submitted to Planning Staff
10/8/09:	Planning Board held meeting regarding project and requested an additional community meeting be held to address the final remaining issues.
10/19/09:	Revised plans were submitted to Planning Staff
10/20/09:	Community meeting was held
10/22/09:	Planning Board recommended conditional approval of the Special Permit

Planning Staff received an email (included in your packet) on the day of the Planning Board meeting from Kevin Bruyneel on behalf of the 163 Hudson Street neighbors that included proposed conditions. Staff forwarded a memorandum to the Planning Board recommending the addition of many of the conditions included his email. The Planning Board approved all the recommended conditions and commended all the parties involved for their dedication and efforts in creating a proposal that attempts to address the concerns of the neighbors and to be a visually appealing addition to the neighborhood.

There will be a few minor changes to the elevations included in this packet before the ZBA hearing on 11/4/09 to correct dimensions that reflect the previous 10/5/09 revision that included a gable roof on the addition.



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