

**BOROUGH OF SOMERVILLE
PLANNING BOARD AGENDA**

**Wednesday, October 25th, 2023
7:00 P.M.**

Open Public Meeting Law Statement

Roll Call, Pledge of Allegiance to the Flag

Approval Minutes

October 11th, 2023

Hearing

**2023-010P
Kathryn Dewing
382 East Main
Street
B6 L2**

V. SUMMARY OF VARIANCES AND WAIVERS

Variances

§102-117C	Garage Side Yard Set Back	5 feet side and rear set-back	1.9 Feet	V
§102-118F	Driveway Width	Max. width of 1/5 of width of the lot or 16 Feet for Lot 2.02	Width of 18 Feet	V

Waivers

§102-82L	Street Trees	1 every 50 feet, 3 trees required.	No Street trees proposed	W
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23-007P
 Foundry
 Holdings, LLC
 50 James Street &
 82 Fairview Ave
 B50 L1, 2, & 2.01

V. SUMMARY OF VARIANCES AND WAIVERS

Variances

Kirby Avenue RD Plan	Roofs	Flat Roofs Prohibited	Flat Roofs Proposed	V
§102-118E	Parking Location	Parking Spaces located in side and rear yards	Some Parking Spaces Located in the Front Yard	V
Kirby Avenue RD Plan	Minimum Front Yard Setback	20 Feet	20 Feet Fairview Avenue 10.54 Feet James Street	C V
Kirby Avenue RD Plan	Minimum Rear Yard Setback	35 Feet	16.82 Feet	V
Kirby Avenue RD Plan	Building Style & Character	Character and style of the commercial and residential development shall be consistent with the architectural style found in	169,230 Square Foot Apartment Building(s)	C or V Planni ng Board to Deter mine
		the Borough and surrounding County, and complement the existing "built" environs		

Waivers

§102-88	Shade Trees	One (1) Shade Tree for every five (5) Parking Spaces or 39 Trees Required	32 Shade Trees Proposed	W
§102-92	Lighting Uniformity Ratio	4:1	4.8:1	W
§102-92	Light Trespass	0.5 Foot Candles at Property Line	0.5 to 5.5 Foot Candles along Fairview Avenue	W
§102-84D	Driveway Width	Maximum of 15' in Width	24' in Width	W

Items Not on the Agenda

Chairman's Comments

Meeting Open to the Public

ADJOURN