



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

GEORGE J. PROAKIS, AICP
EXECUTIVE DIRECTOR

PLANNING DIVISION STAFF

SARAH LEWIS, *DIRECTOR OF PLANNING*
DANIEL BARTMAN, *SENIOR PLANNER*
SARAH WHITE, *PLANNER/PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*

Case #: ZBA 2018-78-E1-8/19
Date: September 4, 2019
Recommendation: Conditional approval

PLANNING STAFF REPORT

Site: 1154 Broadway

Applicant / Owner Name: Anuj Pradhan, Trustee of the 1154 Broadway Realty Trust
Applicant / Owner Address: 8 Curtis Street, Somerville, MA 02144
Agent Name: Richard G. DiGirolamo, Esq.
Agent Address: 424 Broadway, Somerville, MA 02145
City Councilor: Katjana Ballantyne

Legal Notice: Applicant and Owner, Anuj Pradhan, Trustee of the 1154 Broadway Realty Trust, seeks a six-month extension of time under M.G.L. Ch. 40A Sect. 10 of a previously approved variance (ZBA 2018-78) that was granted in October 2018 to construct a 75-room hotel. NB Zone. Ward 7.

Dates of Public Hearing: Zoning Board of Appeals – September 4, 2019

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is the site in Teele Square that had a fire in October of 2011. A one-story commercial building was on the site that had five storefronts, which was demolished. There is a one-story concrete block garage and a parking lot behind the building. The subject property consists of one parcel totaling 12,772 square feet.

In September 2014, the Zoning Board of Appeals approved (ZBA 2014-72) a four-story mixed-use project on the site with ground floor commercial space and 11 residential units above. In October 2018, the ZBA approved (ZBA 2018-78) a proposal for a six-story 75-room boutique hotel.



2. Proposal: The proposal is to extend the Variance by six-months.
3. Green Building Practices: N/A
4. Comments:

City Councilor: Councilor Ballantyne has been informed of this proposal and has yet to comment as of the publication of this report.

II. FINDINGS FOR EXTENSION OF VARIANCE (M.G.L Ch. 40A Sect. 10)

Per M.G.L Ch. 40A Sect. 10, if the rights authorized by a variance are not exercised within one year of the date of grant of such variance such rights shall lapse; provided, however, that the permit granting authority in its discretion and upon written application by the grantee of such rights may extend the time for exercise of such rights for a period not to exceed six months; and provided, further, that the application for such extension is filed with such permit granting authority prior to the expiration of such one year period. If the permit granting authority does not grant such extension within thirty days of the date of application therefor, and upon the expiration of the original one year period, such rights may be reestablished only after notice and a new hearing pursuant to the provisions of this section.

Planning Staff received the application to extend the Variance on August 1, 2019, which is before the expiration date of October 24, 2019. Since the project was approved, the Applicant has been working with a lender on the underwriting of the loan to make funds available so that soil remediation can occur prior to the commencement of construction. Planning Staff finds that the Applicant has made diligent efforts to work on building permit plans and obtain financing for this project. Staff recommends the ZBA grant a six-month extension for the Variance. The Variance must be exercised by commencing construction by April 24, 2020.

III. RECOMMENDATION

Special Permit under M.G.L Ch. 40A Sect. 10

Based on the materials submitted by the Applicant the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **TIME EXTENSION** of the Variance **until April 24, 2020, with the condition that the Applicant must remove trash/refuse that has collected on the site over the years and make aesthetic improvements until soil remediation begins and/or construction commences.**

