



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

AGENDA

Thursday, 15 April 2021 at 6:00pm

The meeting will be held using GoToWebinar.

TO USE A COMPUTER

Link: <https://attendee.gotowebinar.com/register/4651534932822475278>

Webinar ID: 392-971-059

TO CALL IN

Phone number: 1 (562) 247-8321

Access code: 616-077-759

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, this meeting of the Planning Board will be conducted via remote participation. We will have an audio recording available upon request as soon as possible after the meeting.

GENERAL BUSINESS

Approval of minutes

- none

Rescheduled or withdrawal of advertised public hearings

- none

PUBLIC HEARINGS

MP#2020-0003 *(continued from 1 April 2021)*

120-132 Middlesex Ave

Brickyard at Assembly LLC proposes a master plan to develop a 1.3 acre site in the Assembly Square Mixed-Use (ASMD) special district. The master plan includes an 18-story laboratory principal building with underground structured parking and was previously granted a Variance from the ASMD's civic space requirement. The Applicant also requests multiple Special Permits to waive the maximum Floor Area Ratio (FAR), the maximum permitted building height, and to authorize occupancy of commercial spaces over 10,000 square feet by any permitted use.

CZC#2020-00039 *(continued from 1 April 2021)*

71-72 Union Square

Laxmi Pradhan, Trustee of Everest Realty Trust, proposes to construct a 3-story commercial building in the Commercial Core district which requires Site Plan Approval and to establish a Cannabis Retail Sales use which requires a Use Special Permit.

CZC#20-000060 *(continued from 18 February 2021)*

Note: Agenda items may be taken out of order from the order identified on this agenda

3 Hawkins Street

Hawkins St Union Square LLC proposes to construct a 5-story net zero ready apartment building and establish a Household Living principal use for fifty-nine (59) dwelling units in the MR5 zoning district. The proposal requires Site Plan Approval and a Special Permit.

CZC#20-000085

255 Elm Street

The Harvest Club proposes to establish a Cannabis Retail Sales use in the Commercial Core district which requires a Special Permit.

CZC#20-000073

240 Elm Street

Sira Naturals, Inc. proposes to establish a Cannabis Retail Sales use in the Mid-Rise 4 district which requires a Special Permit.

OTHER BUSINESS

- Board hiring consultants under M.G.L. ch. 44, sec. 53G

Plans and reports are available to at the City of Somerville website via the following link:

<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact the City's ADA Coordinator, Nancy Salamoun, at 617-625-6600 x2323 or NSalamoun@somervillema.gov.