



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, 29 April 2021 at 6:00pm - **Updated**

The meeting will be held using GoToWebinar.

TO USE A COMPUTER

Link: <https://attendee.gotowebinar.com/register/2645983942626009103>

Webinar ID: 838-864-595

TO CALL IN

Phone number: 1 (415) 655-0060

Access code: 986-544-364

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

JOINT HEARING with the LAND USE COMMITTEE

An Amendment to amend the zoning district for 256 Elm St., 270 Elm St., 58 Day St., & 7 Herbert St. And to make amendments to Section 8.3 MPD Overlay District, Section 12.3 Buyout & Payments, Section 13.1 Civic Space, Article 8.2 Small Business Overlay District and the Official Zoning Map, the Body Art Services use standards and Table 9.1.1 Permitted Uses, including the corresponding zoning district use tables, and to regulate rooftop mechanical systems and mechanical penthouses. For details and to register for this Joint Hearing session, see the City Council Calendar item at http://somerilcityma.ig2.com/Citizens/Detail_Meeting.aspx?ID=3352

MP#2020-0003 *(continued from 15 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#20-000060 *(continued from 15 April 2021)*

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 *(continued from 15 April 2021)*

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 *(continued from 15 April 2021)*

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.

CZC#20-000104

379 Somerville Ave 379 Somerville Ave LLC proposes to construct a 5-story net-zero ready general building and establish a Household Living principle use for ten (10) dwelling units in the MR5 zoning district with no parking provided on-site. This proposal requires Site Plan Approval and a Special Permit.

OTHER BUSINESS

- none

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 Nancy Bacci, at 617-625-6600 x2250 or nbacci@somervillema.gov.