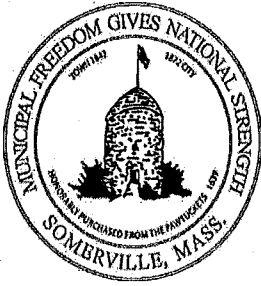


# PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143 CITY CLERK'S OFFICE  
SOMERVILLE, MA



Michael A. Capuano,  
Chair  
Joseph Favaloro,  
Clerk  
Amelia Aboff  
Dorothy Kelly Gay  
Gerard Amaral, Alt.

**CASE:** PB2017-27-EXT1, 74 Middlesex Ave & 845 McGrath Hwy  
**OWNER:** 845 Riverview, LLC, 200 Broadway, Suite 103, Lynnfield, MA 01940  
**DECISION:** Approved  
**DECISION DATE:** March 26, 2020

This decision summarizes the findings made by the Planning Board regarding the time extension application submitted for 74 Middlesex Ave & 845 McGrath Hwy. The application was submitted on January 14, 2020 and deemed complete on February 11, 2020. The first public hearing was held on March 26, 2020. On March 26, 2020 the Planning Board voted to approve the extension. This decision was filed with the City Clerk on April 6, 2020.

## SUMMARY OF PROPOSAL

845 Riverview, LLC, requested a time extension of one (1) year for a Planned Unit Development – Preliminary Master Plan (PUD-PMP) granted on April 5, 2018 to develop a transit-oriented mixed-use development in two buildings, with relief granted for an increase in building height to 147' to allow for 180 hotel rooms, an increase in building height to 235' to allow for 215 residential units, 9,472 square feet of ground floor restaurant/retail space, and parking relief to provide 293 structured parking spaces.

## RECORD OF PROCEEDINGS

On March 26, 2020 the Planning Board held a public hearing. Present and sitting at the March 26 public hearing were Members Michael A. Capuano, Joseph Favaloro, Amelia Aboff, Dorothy Kelly Gay, and Gerard Amaral.

Following public testimony and consideration of the statutory requirements to approve or deny an extension of previously granted approvals, Joseph Favaloro moved to approve the 1-year extension. Dorothy A. Kelly Gay seconded. The Board voted 5 to 0 and the motion passed.

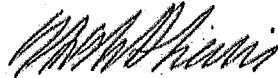
### Findings:

- The Board finds that the application was submitted to the Board prior to the approval expiring.
- The Board finds that the applicant was diligent in pursuing project financing and attempting to meet the required conditions of the PUD-PMP decision.

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Somerville, MA 02143  
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Attest, by the Planning Board:

Michael A. Capuano, Chair  
Joseph Favaloro, Clerk  
Amelia Aboff  
Dorothy A. Kelly Gay  
Gerard Amaral, Alternate



Attest, by the Planning Director: \_\_\_\_\_

Sarah Lewis

Copies of this decision are filed in the Somerville City Clerk's office.  
Copies of all plans referred to in this decision and a detailed record of the  
SPGA proceedings are filed in the Somerville Planning Dept.

**CLERK'S CERTIFICATE**

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on \_\_\_\_\_ in the Office of the City Clerk, and twenty days have elapsed, and

**FOR VARIANCE(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ any appeals that were filed have been finally dismissed or denied.

**FOR SPECIAL PERMIT(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ there has been an appeal filed.

Signed \_\_\_\_\_ City Clerk Date \_\_\_\_\_