



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*PLANNING DIVISION*

**STAFF**

GEORGE PROAKIS, *DIRECTOR OF PLANNING*  
SARAH LEWIS, *SENIOR PLANNER*  
SARAH WHITE, *PRESERVATION PLANNER*  
ALEX MELLO, *PLANNER*  
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

**MEMBERS**

KEVIN PRIOR, *CHAIR*  
MICHAEL A. CAPUANO, *ESQ.*  
JOSEPH FAVALORO  
DOROTHY A. KELLY GAY  
REBECCA LYN COOPER  
GERARD AMARAL, *ALT*

**REVISED PLANNING BOARD AGENDA**

A **public hearing** for all interested parties will be held by the **Planning Board** on **Thursday, March 22, 2018 at 6:00 p.m.** in the **Visiting Nurse Association (VNA), 3<sup>rd</sup> floor Community Room, 259 Lowell Street, Somerville, MA.** The purpose of the hearing will be to receive public comments concerning the following:

**Previously Continued Cases to a Future Date**

<b>374 Somerville Avenue (PB 2017-16)</b>	
Applicant:	374 Somerville Ave, LLC
Property Owner:	374 Somerville Ave, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, 374 Somerville Ave, LLC, seeks approval of design and site plan review (DSPR) under SZO §6.1.22.D to construct a rear addition to the existing structure. Retail and office space will remain on the first floor and the second and partial third floor will become five dwelling units. A Special Permit under SZO §9.13 is also being sought for parking relief. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	11/30, 1/4
Staff Recommendation:	Conditional approval
PB Action:	Opened November 30, 2017 and continued
Current Status:	Staff anticipates Applicant to submit a continuance to April 5, 2018

**Previously Continued Cases to be Heard**



<b>845 McGrath Highway &amp; 74 Middlesex Avenue (PB 2017-27)</b>	
Applicant:	845 Riverview LLC
Property Owner:	845 Riverview LLC
Agent:	McDermott, Quilty & Miller, LLP
Legal Notice:	Owner/Applicant, 845 Riverview LLC, is seeking a Planned Unit Development – Preliminary Master Plan (PUD-PMP) under Article 16 and Section 6.4 of the Somerville Zoning Ordinance (SZO) for 0.85 acres in the Assembly Square Mixed-Use District (ASMD) to develop a transit-oriented mixed-use development of two buildings. Applicant also seeks relief under Section 6.4.12.A for additional building height. One building will be 147' to the top of roof containing up to 180 hotel rooms, and the other, 235' high containing approximately 215 residential units. Both supported by 9,515 square feet of ground floor retail and restaurant space, with parking relief for 293 structured spaces. ASMD zone. PUD-A Overlay District. Ward 1.
Date(s) of Hearing(s):	1/18, 2/13, 3/8
Staff Recommendation:	Conditional approval
PB Action:	Opened February 13, 2018, also heard March 8, and continued
Current Status:	<del>Will be heard</del> Applicant has submitted a continuance to April 5th

<b>114 Broadway (PB 2017-29)</b>	
Applicant:	116 Broadway LLC
Property Owner:	116 Broadway LLC
Agent:	Richard DiGirolamo
Legal Notice:	Applicant/Owner, 116 Broadway LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to approve replacement of a one-story building with a new construction 5-story mixed-use building (commercial ground floor and 8 residential units, 1 of which is an inclusionary unit with 0.6 of a unit payment-in-lieu) and §6.1.22.G.7 for payment-in-lieu of parking for 11 spaces. CCD Zone. Ward 1.
Date(s) of Hearing(s):	3/8
Staff Recommendation:	Conditional approval
PB Action:	Opened and continued
Current Status:	<del>Will be heard</del> Applicant has submitted a continuance to April 5th

### **Other Business**

Approval of minutes from the following PB meetings:

- January 30, 2018
- January 31, 2018 joint hearing with Land Use Committee
- February 13, 2018
- February 13, 2018 joint hearing with Land Use Committee
- February 27, 2018

*Plans and reports are available at the City of Somerville website at the following link:*  
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

