



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**PLANNING BOARD MINUTES**

A **public hearing** for all interested parties was 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 was 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
Applicant submitted a written request to continue to April 5, 2018. Joseph Favaloro made a motion to continue the application to April 5, 2018. Rebecca Lyn Cooper seconded the motion. The motion to continue the application to April 5, 2018 passed 2-0.	

**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
Applicant submitted a written request to continue to April 5, 2018. Joseph Favaloro made a motion to continue the application to April 5, 2018. Rebecca Lyn Cooper seconded the motion. The motion to continue the application to April 5, 2018 passed 2-0.	

<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
Applicant submitted a written request to continue to April 5, 2018. Joseph Favaloro made a motion to continue the application to April 5, 2018. Rebecca Lyn Cooper seconded the motion. The motion to continue the application to April 5, 2018 passed 2-0.	

**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

*NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.*

*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>

