



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

Visiting Nurse Association, 3rd Floor Community Room, 259 Lowell Street, Somerville, MA
Thursday, April 5, 2018
6:00 P.M.

Previously Opened Cases that are Requesting a Continuance

374 Somerville Avenue (PB 2017-16)	
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, 1/30, 3/8, 3/22, 4/5
Staff Recommendation:	Conditional approval
PB Action:	Voted on March 22, 2018 to continue the application to April 5, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to April 19, 2018.

Previously Opened Cases to be Heard

845 McGrath Highway & 74 Middlesex Avenue (PB 2017-27)	
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, 3/22, 4/5
Staff Recommendation:	Conditional approval
PB Action:	Voted on March 22, 2018 to continue the application to April 5, 2018.
Current Status:	Will be heard

114 Broadway (PB 2017-29)	
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, 3/22, 4/5
Staff Recommendation:	Conditional approval
PB Action:	Voted on March 22, 2018 to continue the application to April 5, 2018.
Current Status:	Will be heard

New Cases to be Opened and Heard

130 Broadway (PB 2018-05)	
Applicant:	130 Broadway LLC c/o Jon Pucker
Property Owner:	130 Broadway LLC c/o Jon Pucker
Agent:	Jeffrey Kwass, Viewpoint Sign + Awning
Legal Notice:	Applicant and Owner, 130 Broadway LLC c/o Jon Pucker, seeks a special permit under SZO §6.5.D.5.a to make façade alterations to the existing structure other than a one-for-one replacement of signage to place signage decals on the temporary vestibules. CCD-55 Zone. Ward 1.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	Conditional approval
PB Action:	--
Current Status:	Will be heard

292 Beacon Street (PB 2018-06)	
Applicant:	Kenn Spera
Property Owner:	Kenn Spera
Agent:	N/A
Legal Notice:	Applicant and Owner, Kenn Spera, seeks a determination from the Planning Board on a repetitive petition under SZO §3.2.11 and M.G.L. Chapter 40A, Section 16 that there are specific and material changes in the conditions upon which the previous unfavorable action (ZBA 2007-11-R3-3/2017) by the Zoning Board of Appeals was based. RC Zone. Ward 2.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	None at this time
PB Action:	--
Current Status:	Will be heard

1 Earle Street (A.K.A. 2 Harding Street MBL 97-B-19) – Boynton Yards Building 1 (PB2018-03)	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Special Permit with Site Plan Review under §5.2 to replace an existing surface parking lot at 8 Harding Street with a 10-story commercial building containing 139,000sf of office/retail/R&D uses with a 14,000sf basement. Parking relief under §9.13, a waiver under §9.17 for shared loading docks is also requested. A Variance from the ZBA under SZO §5.5 for exceeding maximum building height, increased F.A.R, and reduced parking is separately requested (ZBA2018-20). Zone TOD-55. Ward 2.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	None at this time
PB Action:	--
Current Status:	Will be heard

2 Earle Street (A.K.A. MBL 97-B-26 subplot of 153 South Street) – Boynton Yards Building 2 (PB2018-04)	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Special Permit with Site Plan Review under §5.2 to replace an existing gravel storage lot with an 8-story commercial building containing 224,300sf of office/ R&D uses and 10,700sf of retail/arts-related uses with parking relief under §9.13, a waiver under §9.17 for shared loading docks is also requested. A Variance from the ZBA under SZO §5.5 for reduced parking is separately requested (ZBA2018-21). Zone TOD-135. Ward 2.
Date(s) of Hearing(s):	4/5
Staff Recommendation:	None at this time.
PB Action:	--
Current Status:	Will be heard

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>

