



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*

PLANNING BOARD AGENDA

City Hall, Aldermanic Chambers, 93 Highland Avenue, Somerville, MA
Thursday, April 19, 2018
6:00 P.M.

Previously Continued to a Future Date

114 Broadway (PB 2017-29)	
Applicant:	116 Broadway LLC
Property Owner:	116 Broadway LLC
Agent:	Richard G. DiGirolamo, Esq.
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 April 5, 2018 to continue the application to June 6, 2018.
Current Status:	Voted on April 5, 2018 to continue the application to June 6, 2018.

Previously Opened Cases to 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, 4/19
Staff Recommendation:	Recommendation forthcoming
PB Action:	Voted on April 5, 2018 to continue the application to April 19, 2018.
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, 4/19
Staff Recommendation:	Recommendation forthcoming
PB Action:	Voted on April 5, 2018 to continue the application to April 19, 2018.
Current Status:	Will be heard

New Cases to be Opened and Heard

374 Somerville Avenue (PB 2017-16) (re-advertised for 4/19)	
Applicant:	374 Somerville Ave, LLC
Property Owner:	374 Somerville Ave, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 374 Somerville Ave, LLC, seeks Design and Site Plan Review (DSPR) approval under SZO §6.1.22 to construct an addition on top of and in the rear of the existing structure. Retail space will remain and a live/work unit will be added to the first floor, the second floor will have three dwelling units, and a fifth dwelling unit will occupy the third and fourth floor. 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, 4/19
Staff Recommendation:	Recommendation forthcoming
PB Action:	Voted on April 5, 2018 to continue the application to April 19, 2018.
Current Status:	Will be heard

Other Business

Approval of minutes from the following PB meetings:

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>

