



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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GERARD AMARAL, *ALT*

PLANNING BOARD MINUTES

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.
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

1 Earle St & 2 Earle Street Discussion
<ul style="list-style-type: none"> - Senior Planner Sarah Lewis explained additional conditions for the project. - Atty. Sean O'Donovan briefly explained status. <p>Board Discussion:</p> <ul style="list-style-type: none"> - Board asked about any changes made to the formal aspects of the building. Project architect briefly described changes. Atty. O'Donovan was not aware design changes were needed, but would address concerns of the Board. - Board noted that the two buildings didn't relate well to each other. Architect discussed "design inspirations" for the two buildings. - Board members said they thought the project would be a catalyst for Union Square. <p>Kevin Prior made a motion to continue the application to May 3, 2018. Rebecca Lyn Cooper seconded the motion. The motion to continue the application to May 3, 2018 passed 5-0.</p>

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.
Gerard Amaral recused himself from this hearing.	
Atty. Richard DiGirolamo briefly presented the proposal as consistent with CCD-55 zone – converting a currently commercial building to a mixed-use building. Noted that tonight’s proposal is a slimmed down version of an earlier proposal. Applicant/Owner explained the genesis of the project.	
Board asked why addition was pushed so far back from the front of the building; design.	
Public comment:	
<ul style="list-style-type: none"> - One person spoke in support – had questions about construction but no concern about design. - One person spoke in opposition – lives nearby; concerned about shadowing; glad there is a setback (20-foot “buffer”) 	
Public hearing closed.	
Board discussion:	
<ul style="list-style-type: none"> - Board asked how are parking spaces allocated? Applicant said parking will be assigned to condo owners. Board hadn’t known that residential units would be condos. - Board is concerned about reduction in commercial space in building and having residential units on the first floor. Applicant said first floor was designed to be work-live spaces. - Planning Director George Proakis said current zoning doesn’t require first floor commercial; arts overlay district encourages creative work-live space. As proposed, new zoning requires retail on first floor. - Board asked why payment-in-lieu of parking was recommended. Payment-in-lieu of parking was created to let projects meet parking requirements without needing a variance; this proposal moves towards not having parking required in areas close to transit. Board asked has payment-in-lieu of parking been done before? - Planning Director George Proakis said payment-in-lieu has been an option before, but this is the first time a project has tried to use it. - Some Board members were concerned about issues with parking and lack of plan for payment-in-lieu money. Parking is the biggest complaint in the City; how would these residents be provided parking? What would the payment-in-lieu money be used for? Board wants more information. - Planning Director George Proakis briefly discussed general parking data that we have about the City. - Board had concerns about the addition on the top of the roof not fitting with neighborhood or building; why can’t the roof unit be closer to the front of the building? - Applicant said moving rooftop addition was not possible due to structural issues and egress. Would have needed variance to build addition at rear of building rather than on roof. - Planning Director George Proakis explained the perspectives from which one would view the rooftop addition. Proakis stated he would take a look at similar parking situations/condo projects, DRC comments from Alex, and more investigation regarding parking in-lieu. - Board had concerns about 1st floor residential. Applicant is okay having 1st floor just commercial; had proposed work-live space because of suggestion by JT Scott at community meeting. 	
Joseph Favaloro made a motion to continue the application to May 3, 2018. Dorothy Kelly Gay seconded the motion. The motion to continue the application to May 3, 2018 passed 4-0.	

Other Business



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>