



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, May 3, 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.

New Cases to be Opened and Continued



5 Middlesex Avenue (PB2018-07)	
Applicant:	CDNV Assembly LLC & Somerville Office Associates Limited Partnership (c/o RD Management LLC)
Property Owner:	CDNV Assembly LLC & Somerville Office Associates Limited Partnership (c/o RD Management LLC)
Agent:	
Legal Notice:	<p>Applicant, CDNV Assembly LLC, and Owner, CDNV Assembly LLC & Somerville Office Associates Limited Partnership (c/o RD Management LLC), is seeking a Planned Unit Development-A Preliminary Master Plan (PUD-PMP) under Article 16 and Section 6.4 of the Somerville Zoning Ordinance (SZO) for approximately 9.38 acres (lots 88-A-1 & 99-A-15) in the Assembly Square Mixed-Use District (ASMD) to develop a transit-oriented mixed-use development consisting of five (5) buildings and approximately 1,500,000 square feet (including an existing 162,000 square foot office building) to include commercial (office/R&D/lab), residential, and retail. The following waivers are requested:</p> <ol style="list-style-type: none"> 1. for relief under §6.4.12.A and §16.5.4 for additional building height as follows; <ol style="list-style-type: none"> a. "Block 21" commercial uses is composed of a 5-story podium and two towers - one building will be 200' to the top of roof, and the other 250' high – with a total of 646,000sf; b. "Block 25" will be a residential tower 220' high containing 167 units; and, c. "Block 26" will be a commercial building 135' high containing approximately 140,000sf. 2. for relief under §16.5.5 to allow 8 loading docks to be shared between uses. 3. for relief under §13.3.5 to waive the Planning Board's right of first refusal or option to purchase the inclusionary units. <p>ASMD zone. PUD-A Overlay District. Ward 1.</p>
Date(s) of Hearing(s):	5/3
Staff Recommendation:	none
PB Action:	none
Current Status:	Applicant has requested continuance to May 15, 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:	<p>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.</p>
Date(s) of Hearing(s):	4/5, 4/19, 5/3
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, 5/3
Staff Recommendation:	Conditional approval
PB Action:	Voted on April 5, 2018 to continue the application to April 19, 2018.
Current Status:	Will be heard

374 Somerville Avenue (PB 2017-16)	
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, 5/3
Staff Recommendation:	Conditional approval
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

<u>325 Assembly Row: Assembly Line Park – Building A (PB 2016-14-R2 (3/2018))</u>	
Applicant:	Street Retail, Inc.
Property Owner:	Street Retail, Inc.
Agent:	Nutter, McClennen & Fish, LLP
Legal Notice:	Applicant & Owner, Street Retail, Inc., seek a revision to Special Permit with Site Plan Review–A, final level approval (Decision dated September 22, 2016) of the food service or retail buildings located within Assembly Line Park to add decorative screening to cover mechanical louvers on the east and west elevations of Building A. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1
Date(s) of Hearing(s):	5/3
Staff Recommendation:	Conditional approval
PB Action:	none
Current Status:	Will be heard

Other Business

Overview presentation of the Davis Square Neighborhood Plan

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>

