



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

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.
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
<p>Applicant requested continuance to May 15, 2018. Case was opened. Kevin Prior made a motion to continue the application to May 15, 2018. Seconded by Rebecca Lyn Cooper. Motion to continue the application to May 15, 2018 passed 5-0.</p>	

Previously Opened Cases to be Heard

<p>Discussion for 1 Earle St & 2 Earle St</p> <p>Hashim Sarkis gave presentation of architectural design changes. Planning Director George Proakis walked through staff report and condition language; any changes are based on the designs you just saw.</p> <p>Board would like a separate meeting to understand the equitable distribution of infrastructure and open space.</p> <p>Board asked when is data collected and how for traffic and transit? Planning Director George Proakis said will be determined in detail with Director of Transportation + Infrastructure. No signed letter tonight from Director of T+I but Board can waive requirement of letter signed ahead of time.</p> <p>Board wanted to add standard info collection condition from Union Square that talks about patterns.</p> <p>Planning Director George Proakis talked about specific conditions</p> <ul style="list-style-type: none"> - Typos in #40 (“41-49”) and #5 (“dirvice”) - #49 – should expire when Green Line opens - #53+54 – will be in the letter from T+I and don’t need to be included as conditions <p>Atty. Sean O’Donovan commented on specific conditions</p> <ul style="list-style-type: none"> - #5 – would like to not have 20% residential; strike out residential reference - #17 – all construction materials on adjacent property, not in street - #19 – strike and incorporate South St into #20; adding statement allowing PB to review and potentially
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waive the condition/grant permission to move forward (“subject to review and adjustment by the PB”)
 - #39 – surface lot should be paid public parking
 Report Building 2; landscape amount 20% required, verify amount provided
 John Fenton – intent is to handle final mobility

Public comment was taken. Four people spoke in support of project; liked revitalization of area, reference to industrial history, additional green/open space. One asked for presentation of federal/state funding for project. One person was concerned, wants CBA condition like US2.

Board discussion. Board is happy with the design and improvements, but has received rough public comments over last few days. Wants applicant to keep playing with cornice on Building 2 but texture and further thought is good about details. Condition #52 allows for minor changes to reach final 10% without returning to the board. Board is happy with having the right commercial project at the right time, and want really good landscaping.

Add condition #52 – The applicant will continue to work with the Planning Staff on architectural design of the building to more closely incorporate the guidelines and standards in the Union Square Overlay District while staying respectful to the conceptual intent (weaving brick panels and stacking of industrial steel) identified by the Applicant’s design team presented to Planning Board on May 3, 2018. Architectural elevations must be approved by the Planning Director prior to any Building Permit application.

Board said design is important here and this is junkyards with streets on maps that don’t exist. Lucrative covenant that will be negotiated that will change the community but tying it all to one developer.

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, 5/3
Staff Recommendation:	Recommendation forthcoming
PB Action:	Voted on April 5, 2018 to continue the application to April 19, 2018.
See discussion above. Michael Capuano made a motion to adopt staff recommendation and conditionally approve application. Rebecca Lyn Cooper seconded the motion. The motion to conditionally approve the project passed 5-0.	



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.
See discussion above. Kevin Prior made a motion to adopt staff recommendation and conditionally approve application. Dorothy Kelly Gay seconded the motion. The motion to conditionally approve the project passed 5-0.	

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.
Kevin Prior made a motion to continue the application to June 7, 2018. Seconded by Rebecca Lyn Cooper. Motion to continue the application to June 7, 2018 passed 5-0.	

New Cases to be Opened and Heard

325 Assembly Row: Assembly Line Park – Building A (PB 2016-14-R2 (3/2018))	
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
Sarah Lewis gave overview; David Webster (applicant) was available for questions. No public comments given. No board discussion. Kevin Prior made a motion to conditionally approve the application. Seconded by Rebecca Lyn Cooper. Motion to conditionally approve the application passed 5-0.	

Other Business

Overview presentation of the Davis Square Neighborhood Plan by senior staff planner Melissa Woods

- Successful open house on Monday and public comment period open until June 1.



Board discussion:

- Board said Square redesign looks good but has it been studied to avoid the Union Square congestion? Melissa Woods said this is only 10% design and loading is a major problem. Some of this is contingent on 2-way streets and the larger network will be revisited in more detail as the concept progresses. Toole Design implementing improved signal timing this summer.
- Board said maybe a little policing this summer too to make sure people understand the timings and movements. Are scramble crossing patters being considered? For a future phase of redesign
- Board asked if there are small changes that can be made to improve pedestrian accessibility in the interim? Melissa Woods said yes, sidewalk improvements can be begun, and T+I is working on transit improvements too.
- Board said streetscape and furniture needs to be considered and started “chair bombing” the city slowly each summer.
- Board asked what happens to the space in front of Mike’s? Melissa Woods said slip lane would be converted to an enlarged plaza with redesign intersection. The interim traffic patterns need study to determine feasibility.
- Neighborhood planning efforts over the last 3-4 years have been underway, are there successes? Melissa Woods said Union Square is complete and being implemented; Winter Hill has an interested developer on Star Market site and MassDot improvements starting this summer
- Board said when final version is presented, it would be good to make sure that public space is truly public. A tree condition survey would be a good idea to preserve the canopy and include a maintenance and replacement program. Melissa Woods said Vanessa Boukili can do a presentation when the plan comes forward again.

Rebecca Lyn Cooper made a motion in support of the Davis Square Neighborhood Plan. Joseph Favaloro seconded the motion. The motion in support of the Davis Square Neighborhood Plan passed 5-0.

Joseph Favaloro said City Hall is tough to have meetings for public parking for the next 3-5 years. Difficult for people to come and testify. Planning Director George Proakis said the Board of Alderman are using Chambers more too so Board will look for a better location for these meetings and move to a fixed space, but keep on Thursday evenings.

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>