



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

Arthur D. Healey School Cafeteria, 5 Meacham St, Somerville, MA 02145
Tuesday, May 15, 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.

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 May 3, 2018 to continue the application to June 7, 2018.
Current Status:	Voted on May 3, 2018 to continue the application to June 7, 2018.

New Cases to be Opened and Continued

Previously Opened Cases to be Heard

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:	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: 1. for relief under §6.4.12.A and §16.5.4 for additional building height as follows; 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. ASMD zone. PUD-A Overlay District. Ward 1.
Date(s) of Hearing(s):	5/3
Staff Recommendation:	none
PB Action:	Voted on May 3, 2018 to continue the application to May 15, 2018.
Current Status:	Will be heard

New Cases to be Opened and Heard



845 McGrath Highway & 74 Middlesex Avenue (PB2018-09)	
Applicant:	845 Riverview LLC
Property Owner:	845 Riverview LLC
Agent:	McDermott, Quilty & Miller, LLP
Legal Notice:	Owner/Applicant, 845 Riverview LLC, is seeking a Special Permit with Site Plan Review-A (SPSR-A) final level approval of “Assembly’s Edge” of the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on April 5, 2018. Owner/Applicant seek approval under Somerville Zoning Ordinance (SZO) Article §16.8.3 and §5.2 to develop a transit-oriented mixed-use development build on 0.85 acres in the Assembly Square Mixed-Use District (ASMD) consisting of 368,030 square feet in two buildings. One building will be 147’ containing up to 180 hotel rooms, and the other, 235’ high containing approximately 210 residential units. Both supported by ground floor retail and restaurant space, with structured parking of approximately 290 spaces. The uses include those approved in the PUD-PMP. The residential development is subject to inclusionary housing requirements. Assembly Square Mixed Use District (ASMD). PUD-A Overlay District. Ward 1.
Date(s) of Hearing(s):	--
Staff Recommendation:	Conditional approval
PB Action:	--
Current Status:	Will be heard

Other Business

Approval of minutes from the following Planning Board meetings:

- August 17, 2017
- October 19, 2017
- November 9, 2017
- November 15, 2017

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>