



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

Visiting Nurse Association (VNA), 3rd floor Community Room, 259 Lowell Street, Somerville, MA
Thursday, June 7, 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 7, 2018.
Applicant submitted a request to continue the case to June 21 st , 2018. Rebecca Lyn Cooper made a motion to continue the application to June 21, 2018. Joseph Favaloro seconded the motion. Motion to continue the application to June 21, 2018 approved 5-0.	

Previously Opened Cases to 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 May 3, 2018 to continue the application to June 7, 2018.
<p>Attorney Richard DiGirolamo: Originally proposed as a 5 unit building with 1 live/work unit. Parking was also a concern and recalculated with revised program, does not require any new spaces but seeking relief for 1 space as it has become a vegetative buffer. Conditioned that no residential parking permits are allowed.</p> <p>Applicant (Brian Healey): Adjustments have been made over past year and have tried to meet requests of neighbors and the Board. Perforated metal was upgraded to wood. Building was renovated in 2008 from auto body. Building is “oldest movie theater in Somerville.”</p> <p>Board discussion: Board: Not all issues have been addressed. This is a historic building and still has “tin foil” on front. Entrances are less than gracious. - Response: canopy could be garish so minimal “hood” was proposed. The screen has been in place for about 45 years and the modulated light on the interior is good. Board: Appreciate explanations but they are not persuasive. Union Square has just gone through a long visioning process and this doesn’t feel like this is ready for a vote. - Response: “collage-like components” of which this is part of a continuum. Don’t want to return to historic or tear down and replace with 5 stories. Trying to find balance within evolution of Union Square, especially the pedestrian view. Board: Not ready to vote. Feel as though there is not a clear policy or information regarding parking and payment-in-lieu. Staff should come back with some language of explanation. Would rather wait. - Planning Director George Proakis: Wants to write condition but needs time. Board: Can’t be taken up again until July. Would like to see renderings of the buildings without the front screen. - Response: feel like this project is being caught in City’s new parking policy issue. Can prepare rendering without the screen. Kevin Prior made a motion to continue the application to June 21, 2018. Seconded by Joseph Favaloro. Motion to continue the application to June 21, 2018 passed 5-0.</p>	

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:	N/A

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, 5/15
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 15, 2018 to continue the application to June 7, 2018.
<p>Rebecca Lyn Cooper listened to the May 15th audio.</p> <p>Applicant gave introduction and brief overview of phasing update. Phase 1 is Block 23, plus roads K+L, and open space, and possibly Block 26. Long term potential removing angled wing and allowing great open space.</p> <p>Board questions:</p> <p>Board: Good attention to pedestrian experience but program phasing</p> <ul style="list-style-type: none"> - Applicant response: “XMBLY is for business” and commercial use is being marketed heavily. We don’t make any money until this block is built and tenants don’t take development seriously until approvals are in place. <p>Board: Pollution control systems for air quality?</p> <ul style="list-style-type: none"> - Applicant response: Are staying out of 300’ but this building will have operable windows. Each unit will have its own systems but with higher than average filtration but not closed MERV 16 system. - Planning Director George Proakis: Put the residential away from highway was the instruction. Will need to understand this building type; best system should be determined by SPSR. <p>Board: Mobility management plan?</p> <ul style="list-style-type: none"> - Planning Staff: Signed by all parties. <p>Board: Want to keep the commercial piece going. Existing building and other smaller building in Phase 1 – what is the other building?</p> <ul style="list-style-type: none"> - Applicant response: Block 6 could be office or lab or hotel. Needs to be done early for construction staging reasons and probably needs to happen soon. <p>Board: Done a good job addressing concerns and waiting to condition air quality at SPSR is a good idea. Area is tragically underserved by hotels so appreciate that effort. Don’t want to end up with residential and no commercial but will not condition as such.</p> <ul style="list-style-type: none"> - Planning Director George Proakis: Gave conditions overview with markups. <p>Board: Data tracking?</p> <ul style="list-style-type: none"> - Planning Staff: Tracking is part of annual reporting. <p>Board: Would like to see points of conflict between pedestrians and vehicles on roadways reduced, add transportation condition. If applicant needs 3rd exit to garage on Road K they must demonstrate why it’s absolutely necessary.</p> <p>Public Comments:</p> <ul style="list-style-type: none"> - Tom Bent: in favor. Impressive project and needs to keep these efforts moving forward. - Stephan Mackey: in favor. Supports Tom Bent’s comments. This is an urban idea right next to the suburban marketplace. 	



- Wig Zamore: generally in favor. Air pollution concern because of 20% drop-off in pollutants every 100 meters. TMA underway and under contract so join in. In SomerVision every 120,000 sf building needs 1 acre of open space; would prefer higher buildings and more green space.
- David Dahlback: in support. Disappointed started with residential first and not committing to commercial. Foley Street should be a boulevard. Block 25 should be split in 2 and put on Block 23. Block 26 should be a hotel.
- Tori Antonino: against passing this tonight. Open space is sorely lacking and zoning is not finished. Aks for reconsideration and more green space provided.

Public comment closed, open to board discussion.

- Board: Volumes of documentation of previous applications, such as a rubbish dump were rejected. This is what we want.

Kevin Prior made a motion to conditionally approve the application. Seconded by Dorothy Kelly Gay. Motion to conditionally approve the application passed 5-0.

New Cases to be Opened and Heard

323 Broadway (a/k/a 315 Broadway/8 Temple St) (PB2018-10)	
Applicant:	Michael Pasquariello
Property Owner:	315 Broadway, LLC
Agent:	N/A
Legal Notice:	Applicant, Somerville Retirement Board c/o Michael Pasquariello, Executive Director, and Owner, 315 Broadway, LLC, seek a special permit under SZO §6.1.22, §7.13, and §9.13 for the establishment of an office use, signage, and parking relief for the Somerville Retirement Board to locate their offices. CCD-55 Zone. Ward 4.
Date(s) of Hearing(s):	6/7
Staff Recommendation:	Conditional approval
PB Action:	--
Applicant appeared and provided overview of project. Planner Alex Mello said no parking relief is required.	
No public comment provided. Board asked if this is the permanent location? Response: yes.	
Kevin Prior made a motion to conditionally approve the application. Seconded by Joseph Favaloro. Motion to conditionally approve the application passed 5-0.	

Other Business

1. Zoning overhaul discussion

Senior Staff Planner Dan Bartman:

- Main difference is Neighborhood Residential and need to determine what conditions or circumstances a 3rd unit can be permitted.
- Parking policy research is underway regarding on-street passes and/or car-free buildings
- Affordable housing edits
- Zoning atlas should be more reflective of what's on the ground, such as apartment buildings in residential areas so possibly some shifts of Neighborhood Residential to Urban Residential.

Senior Staff Planner Melissa Woods:

- Discussion about administration chapter was taken out of order.

Board: Can comments be put off until July 12th or 19th?

- Planning Director George Proakis: Probably safe to do so as Board of Alderman is in budget hearing.

Board: Hopes to get a recommendation by July 12th so we don't approach the timeout date without a recommendation. Would like to take time to think about it and get information in increments.

- Dan Bartman: will provide summary of issues next week.



Board: Will remain on agenda for June 21st meeting for discussion and then revisit largely on July 12th.

Kevin Prior made a motion to continue discussion of the zoning overhaul to June 21, 2018. Seconded by Rebecca Lyn Cooper. Motion to continue discussion to June 21, 2018 passed 5-0.

2. Approval of minutes from the following Planning Board meetings:

- June 22, 2017
- November 15, 2017 (joint meeting with LUC)
- January 30, 2018
- January 31, 2018 (joint meeting with LUC)
- February 13, 2018
- February 13, 2018 (joint meeting with LUC)
- May 3, 2018

Kevin Prior made a motion to approve all minutes. Seconded by Rebecca Lyn Cooper. Motion to approve all minutes passed 5-0.

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>