



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

Visiting Nurse Association (VNA), 3rd floor Community Room, 259 Lowell Street, Somerville, MA
Thursday, June 21, 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 June 7, 2018 to continue the application to June 21, 2018.
Current Status:	Staff expects the Applicant to submit a request to continue the case to August 9, 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 June 7, 2018 to continue the application to July 12, 2018.
Current Status:	Applicant has submitted a request to continue the case to July 12, 2018

New Cases to be Opened and Heard

105 Broadway (PB2018-11)	
Applicant:	Philadelphia Sign Company
Property Owner:	JPNS Realty Trust
Agent:	Heather Dudko
Legal Notice:	Applicant, Philadelphia Sign Company, and Owner, JPNS Realty Trust, seek a special permit under SZO §12.4 for signage in a non-residential district to add a wall sign and window graphics to the Broadway elevation of an existing one-story building and a wall sign on the Illinois Avenue elevation. CCD-45 Zone. Ward 1.
Date(s) of Hearing(s):	6/21
Staff Recommendation:	Conditional approval
PB Action:	--
Current Status:	Will be heard

176-182 Broadway (PB 2017-22)	
Applicant:	Yihe Patsy's Corporation
Property Owner:	Yihe Patsy's Corporation
Agent:	Richard DiGiralomo
Legal Notice:	Applicant and Owner, Yihe Patsy's Corporation, seeks a Special Permit with Site Plan Review (SPSR) to construct a 26-unit mixed-use building with commercial space along the street frontage and residences above. CCD-55 zone. Ward 1.
Date(s) of Hearing(s):	6/21
Staff Recommendation:	Conditional approval
PB Action:	--
Current Status:	Will be heard

Other Business

1. Zoning overhaul discussion

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>

