



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

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GERARD AMARAL, *ALT*

PLANNING BOARD AGENDA (REVISED)

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA
Tuesday, July 24, 2018
7:00 P.M.

Note: This meeting will begin at 7:00 PM

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 21, 2018 to continue the application to August 9, 2018.
Current Status:	Previously continued to August 9, 2018.

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:	Voted on June 21, 2018 to continue the application to August 23, 2018.
Current Status:	Previously continued to August 23, 2018

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, 7/12
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 21, 2018 to continue the application to July 12, 2018.
Current Status:	Applicant has submitted a written request to withdraw the application without prejudice.

Other Business

1. Recommendation to the Board of Aldermen on the Zoning Overhaul.
2. Approval of minutes from the following meetings
 - 2014: 1/16; 2/6; 2/20; 3/6; 3/20; 5/8; 5/22; 6/19; 7/10; 8/21; 9/4; 9/18; 10/2; 10/16; 11/6
 - 2016: 1/7; 2/18; 3/3; 3/24; 4/14; 6/2; 7/14; 8/18; 9/8; 9/12; 9/22; 10/6; 11/3; 11/17; 12/8
 - 2017: 1/5; 1/19; 3/16; 5/18; 6/8; 7/13
 - 2018: 1/4; 2/27; 3/8; 3/22; 4/3; 4/19; 6/7
3. Election of officers

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>

