



CITY OF SOMERVILLE, MASSACHUSETTS
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PLANNING BOARD AGENDA

3rd Floor Community Room, Visiting Nurse Association, 259 Lowell Street, Somerville, MA
Thursday, September 20, 2018
6:00 P.M.

Previously Continued to a Future Date

290 Revolution Drive – ALTA XMBLY (PB 2018-12)	
Applicant:	WP East Acquisitions
Property Owner:	CDNV Assembly LLC & Somerville Office Associates Limited Partnership
Agent:	Nutter McClennen & Fish, LLP
Legal Notice:	Applicant, WP East Acquisitions, and Owners, CDNV Assembly LLC & Somerville Office Associates Limited Partnership, are seeking a Special Permit with Site Plan Review-A (SPSR-A) final level approval of 290 Revolution Drive (“Alta XMBLY” formerly called “Block 23”) of the Planned Unit Development Preliminary Master Plan (PUD-PMP PB#2018-07) approved by the Planning Board on June 7, 2018. The proposal is to develop a 84’-11” high 8-story building containing 324 multi-family units and 5 townhouse units with approximately 199 parking spaces on internal structured parking levels supported by ground floor retail space under Somerville Zoning Ordinance (SZO) Article §6.4.9 and §5.2. The uses include those approved in the PUD-PMP and is subject to inclusionary housing requirements. Waivers are requested from sections, 5.2.3.3.d, 6.4.7.A.2, 6.4.8.B and 13.3.5. Assembly Square Mixed Use District (ASMD). PUD-A Overlay District. Ward 1.
Date(s) of Hearing(s):	9/6
Staff Recommendation:	None at this time
PB Action:	Voted on September 6, 2018 to continue the application to October 4, 2018.
Current Status:	Voted on September 6, 2018 to continue the application to October 4, 2018.

Previously Opened Cases that are Requesting a Continuance

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, 8/23
Staff Recommendation:	Conditional approval
PB Action:	Voted on August 23, 2018 to continue the application to September 20, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 4, 2018.

Other Business

- A proposed amendment, submitted by 22 registered voters, "amending Section 6.4 Assembly Square Mixed-Use District (ASMD) of the Somerville Zoning Ordinances to establish new open space requirements for midrise and highrise buildings in the ASMD District."
- A proposed amendment to the Somerville Zoning Ordinance regarding adult-use (recreational) marijuana establishments.

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>

