



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

SARAH A. LEWIS, *DIRECTOR OF PLANNING*
SARAH WHITE, *PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*
MONIQUE BALDWIN, *ADMINISTRATIVE ASSISTANT*
CHARLOTTE LEIS, *PLANNING INTERN*

MEMBERS

MICHAEL A. CAPUANO, *ESQ.*, *CHAIR*
REBECCA LYN COOPER, *VICE CHAIR*
JOSEPH FAVALORO, *CLERK*
DOROTHY A. KELLY GAY
GERARD AMARAL, *ALT*

PLANNING BOARD MINUTES

Dorothy Kelly Gay absent.

Community Room of the Visiting Nurse Association (VNA), 259 Lowell Street, Somerville MA
Thursday, January 24, 2019
6:00 P.M.

Previously Opened Cases that Will be Heard

<u>176-182 Broadway (PB 2017-22)</u>	
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, 10/4, 11/8, 11/29, 12/13, 1/9, 1/24
Staff Recommendation:	Conditional approval
PB Action:	Voted on January 24, 2019 to continue the application to a later date.

Discussion:

The Board held an advisory meeting/informal discussion with the applicant and design team.

Richard DiGiralomo states the Board has concerns about the design and the number of units. The Applicant is here to listen to those concerns to get guidance on how they can improve their project.

Michael Capuano: The Planning Board never recommends a project just to get rid of an eyesore, they permit projects that are worthy of the space that will benefit the community.

Gerard Amaral: What the top priorities that the neighborhood asked for that the Board disliked?

Michael Capuano: A neighborhood meeting should be held so that community input can be incorporated and address any concerns.

Richard DiGiralomo states the design has been an issue.

Rebecca Cooper: The Board is not hostile to contemporary design. The Board did not ask for cosmetic changes. There is an issue with the core design. She is troubled that a change in siding was the solution. This project is a gateway project and the site has a higher significance. The project needs to make a substantial statement as being one of the first large projects of this area. Consider the relationship to sidewalk and pedestrian street experience. In the previous design, no one could tell the Board how much sidewalk frontage there was or if there would be room for tables for pedestrians in front of the café. Overall, this building could go anywhere. She asks why this building is right for this specific site. "What makes this significant enough"? There is no logical order to windows and balconies. She appreciated the base and it was a step in the right direction.

Joe Favaloro: The size of the apartment does not relate to whether or not you have a car or not. He would like to see bigger units with more parking.

Gerard Amaral: Siding is an issue. The parking is an issue. The planter boxes along with balcony don't make it great. The windows are too sporadic.

Michael Capuano: The storefronts look okay. He would prefer the storefront be enhanced as they relate to the street. He strongly dislikes the other openings on the street front of the building. The access to parking and overhang is weird to walk through. The land bridge makes it too broken up. The overall look of the building looks like every other building on Massachusetts Avenue. The interior is also of concern. There are no places to put families. He is significantly disinclined to give parking relief.

The Board agreed to have the Applicant return at an unspecified later date to present their project.

Other Business

- SomerVision 2040 Committee
 - The Board is to vote on the matter at their next meeting, as they are awaiting information regarding scheduling.
- Elections of 2019 Officers
 - Michael A. Capuano was unanimously elected Chair. Motion Approved.
 - Rebecca Cooper was unanimously elected Vice Chair. Motion Approved.

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>

