



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

Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA
Thursday, October 4, 2018
7:00 P.M.

Previously Opened Cases that are Requesting a Continuance

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

New Cases to be Opened and Heard



561 Windsor Street (PB 2018-15)	
Applicant:	RPI 561Windsor Street LLC
Property Owner:	RPI 561Windsor Street LLC
Agent:	Adam Dash
Legal Notice:	Applicant and Owner, RPI 561Windsor Street LLC, are seeking a Special Permit with Site Plan Review (SPSR) under SZO Article §6.5.D.5, §6.5.E, and §7.13 to alter the façade and site plan on an existing five-story commercial building, in 6 phases. TOD-135. Ward 2.
Date(s) of Hearing(s):	10/4
Staff Recommendation:	Conditional approval
PB Action:	
Current Status:	Will be heard

Assembly Row Block 5B – Grand Union Boulevard (Case #PB 2017-05-R1-0818)	
Applicant:	SRI Assembly Row B5, LLC
Property Owner:	SRI Assembly Row B5, LLC
Agent:	Robert A. Fishman, Esq.
Legal Notice:	Applicant and Owner, Street Retail Inc., seek a Revision to a Special Permit with Site Plan Review–A under SZO Article §6.4.11 and §5.2 to increase the commercial floor area to approx. 292,890 sf office space (previously approved 267,600 sf) and make related changes to building design and parking. Assembly Square Mixed Use District (ASMD). PUD-A Overlay District. Ward 1.
Date(s) of Hearing(s):	10/4
Staff Recommendation:	Conditional approval
PB Action:	
Current Status:	Will be heard

Previously Opened Cases that Will be Heard

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:	Will be heard

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.”
- For information only, the public testimony remains open through October 12, 2018: A proposed amendment, submitted by 15 registered voters, “amending Article 7 of the Somerville Zoning Ordinances to regulate the siting of housing, schools, preschools and long term care facilities near heavily trafficked roadways.”

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>