



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

Council Chambers, 2nd floor of City Hall, 93 Highland Avenue, Somerville MA
Thursday, October 17, 2019
6:00 P.M.

Previously Opened Cases Requesting a Continuance

346 Somerville Avenue (PB 2019-08) (re-advertisement)	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 346 Somerville Ave., LLC, and Owner, Palmac Realty Corp propose a mixed-use structure with 94 residential units, ground floor commercial. A publicly-accessible park is proposed at the rear of the lot. The NB portion of the lot falls under the purview of the ZBA. The variances required for the CCD-55 portion of the lot fall under the purview of the ZBA. The Special Permitting for the CCD-55 portion of the lot falls under the purview of the Planning Board. The CCD-55 portion of the project seeks relief from the Planning Board for special permits including but not limited to Special Permit with Site Plan Review (SPSR), parking relief under Article 9 of the SZO, and all other dimensionals that might be needed. CCD-55 & NB zones. Ward 2.
Date(s) of Hearing(s):	3/7, 4/4, 4/18, 5/2, 5/16, 6/6, 6/20, 7/11 (re-advertisement), 8/8, 8/22, 9/4, 9/19, 10/3 (re-advertisement), 10/17
Staff Recommendation:	Conditional approval
PB Action:	Voted on October 3, 2019 to continue to October 17, 2019.
Current Status:	Staff anticipates the applicant to request to continue the application to November 7, 2019.

57 Broadway: (PB 2018-08)	
Applicant:	Centrie Realty, LLC
Property Owner:	Centrie Realty, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, Centrie Realty, LLC, seek Special Permits to alter a non-conforming property. The existing structure will be demolished and a new building with three residential units and ground floor retail will be constructed. Parking relief. Articles 4, 5, 7, 8, & 9 of the SZO. CCD45. Ward 1.
Date(s) of Hearing(s):	5/2, 5/16, 6/6, 6/20, 7/11 (re-advertised), 8/8, 8/22, 9/4, 9/19, 10/3, 10/17
Staff Recommendation:	None at this time.
PB Action:	Voted on October 3, 2019 to continue to October 17, 2019.
Case Status:	Staff anticipates the applicant to request to continue the application to November 21, 2019.

176-182 Broadway (PB 2017-22)	
Applicant:	Yihe Patsy's Corporation
Property Owner:	Yihe Patsy's Corporation
Agent:	Richard G. DiGirolamo
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):	2018: 6/21, 8/23, 10/4, 11/8, 11/29, 12/13 2019: 1/9, 1/24, 2/7, 2/21, 3/7, 3/21, 4/4, 4/18, 5/2, 5/16, 6/6, 6/20, 7/11 (re-advertised), 8/8, 9/4, 9/19, 10/3, 10/17
Staff Recommendation:	None at this time.
PB Action:	Voted on October 3, 2019 to continue to October 17, 2019.
Current Status:	Staff anticipates the applicant to request to continue the application to November 21, 2019.

New Cases to be Opened and Heard

24-48 Broadway (PB 2019-18) (re-advertisement)	
Applicant:	Lower Broadway Development, LLC
Property Owner:	Lower Broadway Development, LLC and Fred Boulter
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, Lower Broadway Development, LLC, and Owners, Lower Broadway Development, LLC and Fred Boulter, seek a special permit with site plan review (SPSR) under SZO §6.5.D to demolish the existing buildings on the site and construct a five-story mixed use building with 10,463 square feet of ground floor commercial space and 38 residential units. The proposal also requires a special permit under SZO §9.13 for parking relief. TOD-55 Zone. Ward 1.
Date(s) of Hearing(s):	10/3, 10/17
Staff Recommendation:	Revisions recommended
PB Action:	Voted on October 3, 2019 to continue to October 17, 2019.
Case Status:	Will be heard

328 Broadway (PB 2019-22)	
Applicant:	Breck Bailey
Property Owner:	328 Broadway LLC c/o John Holmes
Agent:	N/A
Legal Notice:	Applicant, Breck Bailey, and Owner, 328 Broadway LLC c/o John Holmes, seek a special permit under SZO §6.1.22 to install an outdoor walk-in refrigerator. CCD-55 Zone. Ward 4.
Date(s) of Hearing(s):	10/17
Staff Recommendation:	Conditional approval
PB Action:	--
Case Status:	Will be heard.

Other Business

Approval of Minutes: August 22, 2019, September 5, 2019, September 19, 2019, September 26, 2019, and October 3, 2019

Review and adoption of the Davis Square Neighborhood Plan.

There will be no discussion of the Davis Square Neighborhood Plan. The written comment period is open until November 1 at 12:00 pm. The Planning Board anticipates further discussion on this item on November 7, 2019.

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>

