



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

3rd Floor Community Room at the Visiting Nurse Association, 259 Lowell Street, Somerville MA
Thursday, October 18, 2018
6:00 P.M.

Previously Continued to a Future Date

<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
Staff Recommendation:	Conditional approval
PB Action:	Voted on October 4, 2018 to continue the application to November 8, 2018.
Current Status:	Voted on October 4, 2018 to continue the application to November 8, 2018.

561 Windsor Street (PB 2018-15)	
Applicant:	RPI 561 Windsor Street LLC
Property Owner:	RPI 561 Windsor Street LLC
Agent:	Adam Dash
Legal Notice:	Applicant and Owner, RPI 561 Windsor 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:	Voted on October 4, 2018 to continue the application to November 8, 2018.
Current Status:	Voted on October 4, 2018 to continue the application to November 8, 2018.

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, 10/4
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

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:	Voted on October 4, 2018 to continue the application to October 18’ 2018
Current Status:	Will be heard

Other Business

- A proposed amendment to the Somerville Zoning Ordinance regarding slope protection, to require a Special Permit for developments on steeply sloped parcels.
- A proposed amendment to the Somerville Zoning Ordinance, submitted by 18 registered voters, to add a new Section 17.8, regarding open space requirements for mid-rise and high-rise buildings.
- 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>