



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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AMELIA ABOFF
GERARD AMARAL, *ALT*

PLANNING BOARD MINUTES

Council Chambers, 2nd floor of City Hall, 93 Highland Avenue, Somerville MA

Thursday, October 3, 2019

6:00 P.M.

Michael Capuano absent, Dorothy Kelly Gay acting as Chair for this meeting.

Cases Previously Continued to a Future Date:

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
Staff Recommendation:	None at this time.
PB Action:	Voted on October 3, 2019 to continue to October 17, 2019.
Case Status:	Voted on October 3, 2019 to continue to October 17, 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
Staff Recommendation:	None at this time.
PB Action:	Voted on October 3, 2019 to continue to October 17, 2019.
Current Status:	Voted on October 3, 2019 to continue to October 17, 2019.

New Cases to be Opened and Requesting a Continuance

24-48 Broadway (PB 2019-18)	
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. TOD-55 Zone. Ward 1.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	None at this time.
PB Action:	Voted on October 3, 2019 to continue to October 17, 2019.
Case Status:	Voted on October 3, 2019 to continue to October 17, 2019.

New Cases to be Opened and Heard

1060 Broadway (PB 2016-79-R1-7/19)	
Applicant:	Powderhouse Living, LLC
Property Owner:	Powderhouse Living, LLC
Agent:	N/A
Legal Notice:	Applicant & Owner, Powderhouse Living, LLC, seek revisions to a previously-issued special permit by making changes to the building's facades. §6.7 and §5.3.8 of the SZO. PRD zone. Ward 7.
Date(s) of Hearing(s):	9/19, 10/3 (re-advertisement)
Staff Recommendation:	Conditional approval
PB Action:	Approved 4-0.
Case Status:	Approved 4-0



When demolished, planned on plaster, but did not perform or look the way it was expected, too drab
 Proposed aluminum panel instead
 Better performing, better look, more contrast from concrete
 Serve in form and function just the same
 Case is before you because would be de minimus but just slightly more
 Would be readily noticed as a change
 For transparency and courtesy for the board, that is the only change
 No use change to the building

Staff supports the changes.

Joe, 67 Church Street future resident, support of change, said it was brilliant compared to original façade

Speak in opposition. None.

Moved by JFavaloro to a vote. Seconded by AAboff. Motion passed 4 to 0.

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)
Staff Recommendation:	Conditional approval
PB Action:	Voted on October 3, 2019 to continue to October 17, 2019.
Current Status:	Voted on October 3, 2019 to continue to October 17, 2019.

Other Business

Review and adoption of the Davis Square Neighborhood Plan.

There was no discussion on this item.

NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.

