



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

3rd Floor Conference Room at the City Hall, 93 Highland Avenue, Somerville MA
Thursday, November 29, 2018
6:00 P.M.

New Cases to be Opened and Continued

<u>2 Earle Street (PB 2018-04-R1-11/18)</u>	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean O'Donovan
Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Revision to a Special Permit with Site Plan Review under SZO §5.2 to change the orientation, add a floor, and increase the building height for a 9-story commercial building containing 270,000sf of office/ R&D uses and 9,800sf of retail/arts-related uses with parking relief under §9.13. Zone TOD-135. Ward 2.
Date(s) of Hearing(s):	11/29
Staff Recommendation:	Conditional approval
PB Action:	The Applicant has requested a continuance to December 13, 2018.

<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
Staff Recommendation:	Conditional approval
PB Action:	Voted on November 8, 2018 to continue the application to November 29, 2018.
Current Status:	The Applicant has submitted a request to continue to December 13, 2018

<u>311 Somerville Avenue (PB 2018-16)</u>	
Applicant:	Edson Lino International Optical
Property Owner:	Edson Lino International Optical
Agent:	Jeff Newman Signarama
Legal Notice:	Applicant/Owner Edson Lino International Optical requests a Special Permit for a new wall sign under SZO §6.1.22.D.5. Commercial Corridor District (CCD-55). Ward 3.
Date(s) of Hearing(s):	11/8, 11/29
Staff Recommendation:	Unable to Recommend
PB Action:	Staff anticipates the Applicant will request to withdraw the application

Previously Opened Cases that Will be Heard

<u>561 Windsor Street (PB 2018-15)</u>	
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, 11/8, 11/29
Staff Recommendation:	Conditional approval
PB Action:	Voted on November 8, 2018 to continue the application to November 29, 2018.
Current Status:	Will be heard.

New Cases to be Opened and Heard

<u>0 & 20 Inner Belt Road and 56 Roland Street (PB 2018-18):</u>	
Applicant:	Paradigm Direct Roland LLC and Somerville City Club
Property Owner:	Paradigm Direct Roland LLC and Somerville City Club
Agent:	
Legal Notice:	Applicant, CPC-T Innerbelt, LLC, and Owners, Paradigm Direct Roland LLC and Somerville City Club, seeks Design & Site Plan Review for a subdivision under SZO §5.4 to subdivide multiple lots into three new lots, one of which will be a right of way. BB & IA Zone. Ward 1.
Date(s) of Hearing(s):	11/29
Staff Recommendation:	Conditional approval
PB Action:	Will be heard.

Other Business

- Zoning Overhaul
- 2019 Calendar approval
- Planning Board Minutes approval
 - October 30, 2018
 - November 8, 2018

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>