



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

3rd Floor Community Room at the Visiting Nurse Association, 259 Lowell Street, Somerville MA
Thursday, November 8, 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:	Staff anticipates the Applicant to request a continuance to November 29, 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, 10/18, 11/8
Staff Recommendation:	Conditional approval
PB Action:	Voted on October 18, 2018 to continue the application to November 8, 2018.
Current Status:	Will be 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, 11/8
Staff Recommendation:	Conditional approval
PB Action:	Voted on October 4, 2018 to continue the application to November 8, 2018.
Current Status:	Will be heard.

New Cases to be Opened and Heard

112 Broadway (PB 2016-11-R1-10/18)	
Applicant:	Augusto P. DaCunha
Property Owner:	Augusto P. DaCunha
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicant and Owner, Augusto P. DaCunha, seeks to extend a Special Permit by one year under §5.3.10 of the SZO. Commercial Corridor District (CCD-55). Ward 1.
Date(s) of Hearing(s):	11/8
Staff Recommendation:	Conditional approval
PB Action:	--

311 Somerville Avenue (PB 2018-16)	
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
Staff Recommendation:	Conditional approval
PB Action:	--

250 Dawes Street (Cambridge Crossing/NorthPoint - Parcel EF) (PB2017-23-MA1-0818)	
Applicant:	DW NP Property LLC c/o DivcoWest Real Estate Services
Property Owner:	DW NP Property LLC c/o DivcoWest Real Estate Services
Agent:	Thomas N. O'Brien
Legal Notice:	Applicant/Owner DW NP Property LLC c/o DivcoWest Real Estate Services requests a Revision to a Design & Site Plan under §6.6 and §5.4 of the Somerville Zoning Ordinance for a reduction in floor to floor height to accommodate a taller penthouse without increasing the height of the building, minor elevation revisions, and changes in materials. North Point Special District (NPSD). Ward 1.
Date(s) of Hearing(s):	11/8
Staff Recommendation:	Conditional approval
PB Action:	--
Current Status:	Will be heard.

Cambridge Crossing NDP (formerly NorthPoint) (PB2014-29-MA3-0818)	
Applicant:	DW NP Property LLC c/o DivcoWest Real Estate Services
Property Owner:	DW NP Property LLC c/o DivcoWest Real Estate Services
Agent:	Thomas N. O'Brien
Legal Notice:	Applicant/Owner DW NP Property LLC c/o DivcoWest Real Estate Services requests an Amendment to the Approved NorthPoint Neighborhood Development Plan under SZO §5.7.8 to update the total gross square footage in Somerville from 747,458sf to 858,969sf. North Point Special District (NPSD). Ward 1.
Date(s) of Hearing(s):	11/8
Staff Recommendation:	Conditional approval
PB Action:	--
Current Status:	Will be heard.

Other Business

- Community Preservation Committee (Mike Capuano's term expires on 12/31)
- Zoning Overhaul
- 2019 Calendar approval
- Planning Board Minutes approval
 - October 30, 2018
 - October 16, 2018
 - October 4, 2018

- Zoning Amendment Recommendations
 - 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.”
 - 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.”
 - 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.

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>