



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

SARAH A. LEWIS, *DIRECTOR OF PLANNING*
DANIEL BARTMAN, *SENIOR PLANNER*
SARAH WHITE, *PLANNER / PRESERVATION PLANNER*

MEMBERS

MICHAEL A. CAPUANO, *ESQ., CHAIR*
JOSEPH FAVALORO, *CLERK*
DOROTHY A. KELLY GAY, *VICE CHAIR*
AMELIA ABOFF
GERARD AMARAL, *ALT.*

PLANNING BOARD AGENDA

A **joint public hearing** will be held by the **Planning Board** and the **City Council Land Use Committee** on **Tuesday, December 10, 2019** at 6:00 p.m. in the Council Chambers, 93 Highland Avenue at Somerville City Hall. The purpose of the meeting concerns the following:

- Adoption of a new Somerville Zoning Ordinance to supersede the current zoning ordinance as originally adopted on March 23, 1990.

COMMITTEE ROOM, 2nd floor of City Hall, 93 Highland Avenue, Somerville MA
Tuesday, December 10, 2019
6:00 P.M.

Previously Opened Cases Continued to future dates

<u>176-182 Broadway (PB 2017-22)</u>	
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, 11/21
Staff Recommendation:	None at this time.
PB Action:	Voted on November 21, 2019 to continue to December 12, 2019.
Current Status:	n/a



Previously Opened Cases To Be Heard

346 Somerville Avenue (PB 2019-08)	
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, 11/7, 11/21, 12/11
Staff Recommendation:	Conditional approval
PB Action:	Heard testimony on November 21, 2019 then continued the case until December 10, 2019.
Current Status:	Will be heard.

Other Business

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>

