



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

High School Auditorium, Somerville High School, 81 Highland Avenue, Somerville MA

Thursday, December 12, 2019

6:00 P.M.

This meeting was originally advertised to be in the High School Cafeteria, the meeting has been relocated to the High School Auditorium.

New Cases Requesting Withdraw

217 Somerville Avenue (PB 2017-21)	
Applicant:	George Moussalem
Property Owner:	City of Somerville
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, AMLEG, LLC, seeks a Special Permit with Site Plan Review under §6.1 of the SZO to construct a 3 story office building, with parking relief under §9.3 of the SZO. CCD-55/AOD zone. Ward 2.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	n/a
PB Action:	--
Current Status:	Owner has submitted a written request to withdraw the application without prejudice.



Previously Opened Cases To Be Heard

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, 10/17, 11/21, 12/12
Staff Recommendation:	Conditional Approval
PB Action:	Voted on November 21, 2019 to continue to December 12, 2019.
Current Status:	Will 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, 12/10
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 on 12/12 unless action is taken on 12/10.

New Cases to be Opened and Heard

337 Somerville Avenue (PB 2019-26)	
Applicant:	Duvine Cycling + Adventure Company
Property Owner:	Union Square Ventures
Agent:	Adam Dash
Legal Notice:	Applicant, Duvine Cycling + Adventure Co., and Owner, Union Square Ventures, seek a Special Permit under §7.11 and a Special Permit with Site Plan Review under §7.13.A of the SZO for a commercial use over 10,000sf in a vacant storefront. CCD-55/NB/AOD zone. Ward 3.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Conditional approval
PB Action:	--
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>

