



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

**Community Room of the Visiting Nurse Association (VNA), 259 Lowell Street, Somerville MA**  
**Thursday, December 13, 2018**  
**6:00 P.M.**

**Previously Opened Cases that Will be Continued.**

<b><u>176-182 Broadway (PB 2017-22)</u></b>	
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, 12/13
Staff Recommendation:	Conditional approval
PB Action:	Voted on November 29, 2018 to continue the application to December 13, 2018.
Current Status:	Applicant submitted a written request to continue to January 10, 2019.

**Previously Opened Cases that Will be Heard**

<b>2 Earle Street (PB 2018-04-R1-11/18)</b>	
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, 12/13
Staff Recommendation:	Conditional approval
PB Action:	Will be heard.

**New Cases to be Heard**

<b>70 Broadway (PB 2018-18)</b>	
Applicant:	Juan Vasquez and Maria Monge Sibrian
Property Owner:	Juan Vasquez and Maria Monge Sibrian
Agent:	N/A
Legal Notice:	Applicant/Owner, Juan Vasquez and Maria Monge Sibrian, seek a major amendment to a previously approved design and site plan review (DSPR) permit under SZO §5.4 of the Somerville Zoning Ordinance (SZO) and a Special Permit under SZO §6.1.22 to construct a small addition to the existing structure to expand the previously approved retail storefront. CCD-45 zone. Ward 1.
Date(s) of Hearing(s):	12/13
Staff Recommendation:	Conditional approval
PB Action:	Will be heard.

**Other Business**

- Zoning Overhaul
- Planning Board Minutes approval
  - November 29, 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>

