



CITY OF SOMERVILLE, MASSACHUSETTS
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PLANNING BOARD MINUTES

Community Room of the Visiting Nurse Association (VNA), 259 Lowell Street, Somerville MA
Thursday, February 7, 2019
6:00 P.M.

Previously Opened Cases That Will Request To Continue

176-182 Broadway (PB 2017-22)	
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, 1/9, 1/24, 2/7
Staff Recommendation:	Conditional approval
PB Action:	Voted on February 7, 2019 to continue to March 21, 2019.
The applicant submitted a written request to continue the application to March 21, 2019.	

New Cases That Will Be Heard

15 Temple Street (PB 2018-20):	
Applicant:	Mass Sign and Decal Inc.
Property Owner:	Comar Real Estate Trust c/o Robert Allen
Agent:	Richard DiGiralomo
Legal Notice:	Applicant, Mass Sign and Decal Inc., and Owner, Comar Real Estate Trust c/o Robert Allen, seek a special permit under §6.1.22.D.5 to alter two signs on the building. CCD-55 / RB Zone. Ward 4.
Date(s) of Hearing(s):	2/7
Staff Recommendation:	Conditional approval
PB Action:	Voted on February 7, 2019 to continue to February 21, 2019.
<p>6:15pm After taking the agenda out of order, the Board took a recess to allow the Applicant time to arrive. The Chair moved to recess for five minutes.</p> <p>6:21pm The Applicant had yet to arrive. The Chair made a motion to deny the application.</p> <p>Alex Mello states he believes it is in the best interest of the City for there to be a sign on the building. If the Special Permit is denied, the Applicant is not able to re-apply for two years unless the Planning Board makes the findings that the application is substantially different. Alex Mello recommends continuing the matter to then take up at the next meeting. He is willing to contact the Applicant a second time.</p> <p>Michael Capuano: The Applicant has a responsibility to arrive to the hearing on which they are noticed. They failed to make an appearance.</p> <p>Rebecca Cooper: When was the last time the Staff has been in contact with the Applicant?</p> <p>Alex Mello: We've contacted the Walgreens corporate office in California. Their sign contractor is local. Alex gave the location and time of the meeting to the corporate office to relay to the Applicant.</p> <p>Joseph Favaloro and Michael Capuano would like the land owner to appear. They are concerned they are losing an entire sight to another Walgreens within 80 feet. It's absurd. It abuts the Star Market lot and is in terrible shape. It's owned by the same gentleman that owns this lot. The condition of the site is horrible.</p> <p>Alex Mello will convey the messages to the Applicant and Owner.</p> <p>Michael Capuano withdrew his motion to deny the application.</p> <p>Rebecca Cooper made a motion to continue the case. Michael Capuano seconded. Motion approved 5-0.</p>	

Other Business

- SomerVision 2040 Committee –Michael Capuano made a motion to continue the matter to March 7, 2019. Dorothy Kelly Gay seconded. Motion approved 5-0.
- Meeting Minute Approval
 - January 24, 2019 minutes – Michael Capuano made a motion approve the minutes. Rebecca Cooper seconded. Motion approved 5-0.
- Signage Questions Across the City
 - Alex Mello reached out to the Zoning Review Planner Hans Jensen, ISD and recalls a conversation two years ago about installing a wooden sign. The information that there is a new sign at New Café (197 Washington Street) is a surprise to him. He will investigate if that sign was properly permitted. The Staff hopes to have an update for the Board next meeting, in addition to many other sites (Travelers Insurance on School Street). Michael Capuano would like Hans Jensen to appear before the Board to clarify enforcement actions.

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>