



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

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**PLANNING BOARD AGENDA**

Visiting Nurse Association 3<sup>rd</sup> Floor Community Room, 259 Lowell Street, Somerville MA  
Thursday, March 21, 2019  
**6:00 P.M.**

**Previously Opened Cases Continued to a Future Date**

<b><u>346 Somerville Avenue (PB 2019-08):</u></b>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. SZO sections and articles including §4.4.1, §8.5, §7.11, Article 9, Article 13. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/7
Staff Recommendation:	None at this time.
PB Action:	Voted on March 7, 2019 to continue to May 2, 2019.
The Applicant submitted a written request to continue to May 2, 2019.	

<b>346 Somerville Avenue (PB 2019-08):</b>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. SZO sections and articles including §4.4.1, §8.5, §7.11, Article 9, Article 13. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/7
Staff Recommendation:	None at this time.
PB Action:	Voted on March 7, 2019 to continue to May 2, 2019.
The Applicant submitted a written request to continue to May 2, 2019.	

<b>176-182 Broadway (PB 2017-22)</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, 1/9, 1/24, 2/7, 2/21
Staff Recommendation:	Conditional approval
PB Action:	Voted on February 7, 2019 to continue the application to March 21, 2019.
Current Status:	The Staff anticipates the Applicant will submit a written request to continue to April 18, 2019.

**New Cases That Will Be Heard:**

<b>300 Somerville Avenue (PB 2018-21):</b>	
Applicant:	Elan Sassoon
Property Owner:	300 Somerville Avenue, LLC
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, Elan Sassoon, and Owner, 300 Somerville Avenue, LLC, seek Special Permits, Special Permit with Design Review and Special Permit with Site Plan Review to convert an existing church structure to 10 residential units with first floor commercial through the internal re-configuration of existing space and construction of additions/Gross Floor Area. Relief under SZO §4.4.1, 7.11, Article 9 and Article 13. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	3/21
Staff Recommendation:	No recommendation at this time.
PB Action:	--
Current Status:	Will be heard.

<b>10-50 Prospect Street (PB 2019-02)</b>	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	Not Available
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek a Design & Site Plan Review under SZO §5.4 and SZO §6.8 to merge and subdivide the multiple existing parcels making up Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) into buildable lots and thoroughfares as proposed in the previously approved Coordinated Development Special Permit. TOD 100 and CCD 55-C underlying zoning district. Union Square Overlay District and CC7 and HR sub districts. Ward 2.
Date(s) of Hearing(s):	3/21
Staff Recommendation:	Conditional approval
PB Action:	--
Case Status:	Will be heard.

**Other Business**

- SomerVision 2040 Committee
- Meeting Minute Approval
  - February 7, 2019 meeting minutes

*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>

