



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

Community Room of the Visiting Nurse Association (VNA), 259 Lowell Street, Somerville MA
Thursday, May 16, 2019
6:00 P.M.

Previously Opened Cases to Request a Continuance

<u>176-182 Broadway (PB 2017-22)</u>	
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, 3/7, 3/21, 4/4, 4/18, 5/2
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 16, 2019 to continue to June 20, 2019.
Minutes:	No discussion.

346 Somerville Avenue (PB 2019-08):	
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, 4/4, 4/18, 5/2
Staff Recommendation:	None at this time.
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Minutes:	No discussion.

Previously Opened Cases That Will Be Heard:



300 Somerville Avenue (PB 2018-21):	
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, 4/4, 4/18, 5/2
Staff Recommendation:	No recommendation at this time.
PB Action:	Voted on May 2, 2019 to continue to May 16, 2019.
Minutes:	<p>It was noted the Staff will need to re-advertise the project in order to allow for Amelia Aboff to vote. This case will be re-advertised for June 6th.</p> <p>The Board's previous concerns: A) Design issues have responded to, looking for further guidance B) Parking C) Easement at rear to be provided for exclusive use for abutting residential use</p> <p>The Architect provided an overview of each scheme. He took comments to heart and did façade treatments. Five options along with original design were provided.</p> <ul style="list-style-type: none"> ▪ #3 added more detail from first option, tympanum entrance and receding steps in to provide more detail at street line. ▪ #2 carried profile of existing church to streetscape, dormer style brought to street, brick detail for façade. ▪ #5 has squared off head house for #2. ▪ #4 preferred option of staff, with more traditional street wall and cornice treatment, bay recesses with accented columns all out of brick. <p>Dorothy Kelly Gay: Illusion of being bigger, picture does not show actual condition, can't imagine how anyone will get through/out to the street for construction. Option 4, what I'd rather see more than anything else would be more detail.</p> <p>Michael Capuano: That looks like a building that fits in the neighborhood.</p> <p>Joseph Favaloro: Appreciates all options. #4 is more like what the neighborhood has there now. Was this shared with neighborhood?</p> <p>Michael Capuano: Huge improvement. Likes the detailing of option 4, with soldier coursing at top. Although this is not a hearing. What are abutters/Scott feeling about easement.</p> <p>Scott 269 Washington: Appreciates the willingness of developer to work with us; design of the back of the building. Glad to see the entrances removed from the back of the building, may have other tweaks to fenestration and ground coverage, developer has been very cooperative. He likes the progress and discussions.</p> <p>Amelia Aboff: Still a stretch of corridor that narrows to only 3 feet? The Architect: Not accessing that part of the site now, only for neighbor use so not relevant.</p> <p>Sarah White: Four was most responsive to board comments; peaked roof was offered but it is so long ago and so deeply changed that the best way to memorialize would be to provide signage and pictures.</p> <p>Michael Capuano: Looking forward to seeing you guys in a couple of weeks.</p>

10-50 Prospect Street (PB 2019-03)	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	N/A
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to create an alley on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) 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, HR, and MR4 sub districts. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18, 5/2, 5/16
Staff Recommendation:	None at this time.
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Minutes:	Will be heard.

10 Prospect Street (PB 2019-04)	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	N/A
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to construct a commercial building on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) as proposed in the previously approved Coordinated Development Special Permit. TOD 100 underlying zoning district. Union Square Overlay District and CC7 sub district. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18, 5/2, 5/16
Staff Recommendation:	None at this time.
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Minutes:	Will be heard.

57 Broadway: (PB 2018-08):	
Applicant:	Centrie Realty, LLC
Property Owner:	Centrie Realty, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, Centrie Realty, LLC, seek Special Permits to alter a non-conforming property. The existing structure will be demolished and a new building with three residential units and ground floor retail will be constructed. Parking relief. Articles 4, 5, 7, 8, & 9 of the SZO. CCD45. Ward 1.
Date(s) of Hearing(s):	5/2, 5/16
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Minutes:	Will be heard.

New Cases That Will Be Heard:

114-120 Broadway: (PB 2019-13):	
Applicant:	Goodfood Restaurant Group, LLC
Property Owner:	Goodfood Restaurant Group, LLC
Agent:	Sean O'Donovan
Legal Notice:	Applicant and Owner, Goodfood Restaurant Group, LLC, seek a Special Permit with Site Plan Review (SPSR) under §5.2 of the SZO to replace a one-story building with a 5-story mixed-use building (+/- 4,000square feet ground floor retail and 39 residential units on floors 2-5). Inclusionary units provided under Article 13of the SZO and parking relief under article 9 of the SZO. CCD45. Ward 1.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Minutes:	Will be heard.

Other Business

- Meeting Minute Approval
 - April 3, 2019 meeting minutes – *Approved.*
 - April 18, 2019 meeting minutes– *Approved.*

- Rebecca Cooper has resigned as a member of the Planning Board.

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>