



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

A **public hearing** for all interested parties was held by the Planning Board on **Thursday, May 18, 2017** at 6:00 p.m. in the **Aldermanic Chambers** on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

62 Broadway: (Case #PB 2017-09)	
Applicant:	John Ciano
Property Owner:	John Ciano
Agent:	N/A
Legal Notice:	Applicant and Owner, John Ciano, seeks a Special Permit with Design Review under Article 5 of the SZO to increase the height of a mixed-use building from 24 feet to 40 feet, and increase the number of units from one to three, along with the net floor area and the floor area ratio under §4.4.1 of the SZO. Parking relief is sought under Article 9 of the SZO. CCD 45 zone. Ward 1.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	None at this time.
PB Action:	Voted on May 18, 2017 to continue the application to June 8, 2017.



118-124 College Avenue: (Case #PB 2016-51)	
Applicant:	Lacourt Realty, LLC
Property Owner:	Lacourt Realty, LLC
Agent:	N/A
Legal Notice:	Lacourt Realty, LLC c/o Mouhab Rizkallah) seeks Design and Site Plan Review under Section 5.4 of the SZO for the purpose of merging 8 Kenwood Street, 14 Kenwood Street, 16 Kenwood Street, 18 Kenwood Street, 116 College Avenue and 118-124 College Avenue into one lot. RB zone. Ward 6.
Date(s) of Hearing(s):	5/4, 5/18
Staff Recommendation:	None at this time.
PB Action:	Voted on May 18, 2017 to continue the application to June 8, 2017.

118-120 Broadway: (Case #PB 2016-16)	
Applicant:	GoodFood Restaurant Group, LLC
Property Owner:	GoodFood Restaurant Group, LLC
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant/Owner, GoodFood Restaurant Group LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to approve replacement of a one-story building with a new construction 5-story/3-story mixed-use building (retail ground floor and 24 residential units, 4 of which are inclusionary units) and §9.13 for an integral parking structure with 20 vehicle spaces (1 handicap, 3 parallel, and 16 compact). CCD Zone. Ward 1.
Date(s) of Hearing(s):	3/16, 4/6, 4/20, 5/4, 5/18
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on May 18, 2017 to continue the application to June 8, 2017.

288 Broadway: (Case #PB 2017-11)	
Applicant:	Cambridge Repro-Graphics, c/o Craig Murphy
Property Owner:	Belmont Hill Corporation, c/o Tribeca Management
Agent:	N/A
Legal Notice:	Applicant, Cambridge Repro-Graphics C/O Craig Murphy, and Owner, Belmont Hill Corporation C/O Tribeca Management, seek a special permit under SZO §6.1.22.D.5.a. of the Somerville Zoning Ordinance to make façade alterations to the existing structure. CCD-55 zone. Ward 4.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
PB Action:	Kevin Prior made a motion to approve the request for the special permit. Joseph Favaloro seconded the motion. Upon a vote, the motion passed 5-0.

337 Somerville Avenue: (Case #PB 2016-09-R1-2017)	
Applicant:	BwB-Square
Property Owner:	GNJ Real Estate Holdings, LLC
Agent:	
Legal Notice:	Applicant BwB – Square & Owner GNJ Real Estate Holdings, LLC seek revision to special permit 2016-116 in order to use restaurant and fast food use interchangeably up to 5500 square feet under Article 7 of the SZO. NB & CCD55 zones. Ward 1.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
PB Action:	Kevin Prior made a motion to approve the request for the special permit. Joseph Favaloro seconded the motion. Upon a vote, the motion passed 5-0.

Assembly Row Block 8 – 300-398 Assembly Row: (Case #PB 2017-06)	
Applicant:	SRI Assembly Row B8, LLC
Property Owner:	SRI Assembly Row B8, LLC
Agent:	Robert A. Fishman, Esq.
Legal Notice:	Applicant and Owner, SRI Assembly Row B8, LLC, seek a Special Permit with Site Plan Review–A, final level approval of “Block 8” (identified as MBL 99-A-14) of the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014. Applicant and Owner seek approval under SZO Article §16.8.3 and §5.2 to construct a mixed-use building with approx. 26,500 sf retail space, 500 residential units, and approx. 500 parking spaces. The uses include those approved in the PUD-PMP. The residential development is subject to inclusionary housing requirements. The Applicant and Owner also seek waivers (S.Z.O. §6.4.12, & 16.11) for the signage height limit of 35’ along Great River Road under §6.4.14, the submission of a landscape and screening plan under §5.3.2.10, the Planning Board’s right of first refusal or option to purchase the inclusionary units under §13.3.5, and from the inclusionary housing requirements under §13.3.4 as permitted by §16.10.2 of the SZO. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1.
Date(s) of Hearing(s):	4/6, 4/20, 5/4, 5/18
Staff Recommendation:	Conditional Approval of the SPSR-A Approval of §6.4.14 & §5.3.2 Waiver Requests Conditional Approval of the §13.3.5 Waiver Request No Recommendation of the §16.10.2 Waiver Request
<p>KP: Reiterated that the public comment period has been closed. Written testimony has been taken and counted. Dialogue will be between Planning Board members only.</p> <p>GP: Presented an overview of the pros and cons for both sides of the arguments.</p> <p>KP: What is the case is continued?</p> <p>GP: could result in a five week delay and the permit fees from this proposed development could impact the development by approximately \$3,000,000.</p> <p>KP: does the action of the PB tonight set any precedent?</p> <p>GP: No, not really. Only FRIT has this option others would need a Variance.</p> <p>JF: How would 16% look?</p> <p>MC: Does not support. Rent is very high. The compromise is not bad but subsidizes the rich. Wants more money from the compromise.</p> <p>RLC: History of 100 Homes program? (GP provided an overview of the program). Does the Somerville Community Corporation have any concerns? (GP responded that they do not)</p> <p>DKG: Feels like the Planning Board has their back against the wall. Supports affordable unit, had problems with off-site units but sometimes it is needed. Is \$10 million enough, dollars leveraging more dollars.</p> <p>JF: The City changed the rules to address its needs, not thrilled. But this is a good compromise.</p> <p>MC: \$10 mil payment kicks can down the road and only depends on what is available to purchase. How will the \$10 mil payment work overtime? Encourages the Planning Board not to kick the can.</p> <p>RLC: If this project is not built what impact would it have across the City? Changing the rules scares developers and we have to act in good faith or it would send a message that we are not trustworthy. Assembly Square does not attract families with school aged kids.</p> <p>KP: provided detailed accounts on his personal history of being extremely involved in local government.</p> <ul style="list-style-type: none"> • <i>Kevin Prior made a motion to approve the waiver request under §5.3.2.10. Dorothy Kelly Gay seconded the motion. Upon a vote, the motion passed 5-0.</i> • <i>Kevin Prior made a motion to approve the waiver request under §6.4.14. Joseph Favaloro seconded the motion. Upon a vote, the motion passed 5-0.</i> • <i>Kevin Prior made a motion to approve the waiver request under §13.3.5. Rebecca Lyn Copper seconded the motion. Upon a vote, the motion passed 5-0.</i> • <i>Kevin Prior made a motion to approve the waiver request under §16.10.2. Dorothy Kelly Gay seconded the motion. Upon a vote, the motion passed 4-1. Michael Capuano, Esq. voted to oppose to motion.</i> • <i>Kevin Prior made a motion to approve the Special Permit with Site Plan Review–A, final level approval of “Block 8” (identified as MBL 99-A-14) of the Planned Unit Development Preliminary Master Plan (PUD-PMP), and approval under Articles §16.8.3 and §5.2 with the conditions discussed this evening and in the Planning Staff Report dated April 20, 2017. Rebecca Lyn Copper seconded the motion. Upon a vote, the motion passed 4-1. Michael Capuano, Esq. voted to oppose to motion.</i> 	

Other Business



NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports