



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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GERARD AMARAL, *ALT*

PLANNING BOARD MINUTES

Rebecca Lyn Cooper absent

Community Room of the Visiting Nurse Association (VNA), 259 Lowell Street, Somerville MA
Thursday, May 2, 2019
6:00 P.M.

Previously Opened Cases Continued to a Future Date

<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 April 18, 2019 to continue to May 16, 2019.
Current Status:	Continued to May 16, 2019.

Previously Opened Cases to Request a Continuance

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 2, 2019 to continue to May 16, 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:	No discussion.

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:	Not Available
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
Staff Recommendation:	None at this time.
PB Action:	Voted on May 2, 2019 to continue to May 16, 2019.
Minutes:	<p>*Gerard Amaral recused himself from this case.</p> <p>George Proakis provided an update of the Union Square development including challenges regarding cost, logistics, feasibility etc.</p> <p>Michael Capuano: In summary, US2 is not quite sure yet regarding feasibility. We are still waiting on information. He appreciates the update and looks forward to the information.</p> <p>Amelia Aboff: What is the viability of an elevator on the southern entrance?</p> <p>George Proakis: There is a unanimous feeling that providing a more viable accessible route is a priority. We are still working on this and I am optimistic we can find a solution.</p> <p>Dorothy Kelly Gay: It would be up to a lot of people to help us out, because they will also be the beneficiaries.</p> <p>George Proakis: It is as much a bus priority upgrade as a rail priority upgrade and that will open up more resources to potentially chase.</p> <p>Joseph Favaloro: He is looking forward to the gentleman coming on June 6th. He would like to see the finances compared to how this fits in with the bigger picture.</p> <p>Michael Capuano: We need to be looking at these projects in the big picture. We had a situation where a development team could have done more than they said they could. He felt as though he got mislead. We know with the D2 project the development team is saying they absolutely cannot do 38 million. He does not want to be put in the position of feeling mislead again.</p> <p>Amelia Aboff: Is the excavation being double counted with remediation?</p> <p>George Proakis: It is not.</p> <p>Michael Capuano made a motion to continue the application. Seconded by Dorothy Kelly Gay. Motion approved 5-0.</p>

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:	Richard D. Girolamo
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
Staff Recommendation:	None at this time.
PB Action:	Voted on May 2, 2019 to continue to May 16, 2019.
Minutes:	No discussion.

102-104 Broadway: (PB 2019-12)	
Applicant:	Gauchao Brazilian Cuisine, LLC
Property Owner:	Luis A. & Blanca M. Morales
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, Gauchao Brazilian Cuisine, LLC, and Owners, Luis A. & Blanca M. Morales, seeks a special permit under SZO §6.1.22 to expand the existing restaurant into the adjacent market and a special permit under SZO §9.13 for parking relief. CCD-55 Zone. Ward 1.
Date(s) of Hearing(s):	4/18, 5/2
Staff Recommendation:	Conditional approval
PB Action:	Voted on April 18, 2019 to continue to May 2, 2019.
Minutes:	<p>Anne Vigorino provided an overview of the project.</p> <p>Michael Capuano: I appreciate the creative solution. I am fine with that option as an approach to encourage the public to use other means.</p> <p>Dorothy Kelly Gay: I applaud the Applicant for thinking outside the box. I am curious to see how this can be policed.</p> <p>Amelia Aboff: Is bicycle parking onsite?</p> <p>Anne Vigorino: Bicycle parking is not onsite or out front, however there are bike racks nearby. This would be an honor system.</p> <p>Michael Capuano: Can we legally condition that the restaurant give a 5% discount if they choose to walk, use a ride share, etc.? I do not believe this Board can. We ask that the Applicant keep their word.</p> <p>Joseph Favaloro: I applaud the effort to find a remedy to the parking situation. As part of recommendations in the past, we have asked that the Applicant put money towards placing a bike rack nearby the site. Can we ask the Staff to condition this?</p> <p>Alex Mello: We can condition either the Applicant provides or pays for two bike racks nearby the site.</p> <p>Michael Capuano made a motion to conditionally approve the request for Special Permit. Seconded by Dorothy Kelly Gay. Motion approved 5-0.</p>

New Cases That Will Be Heard:

<u>57 Broadway: (PB 2018-08):</u>	
Applicant:	Centrie Realty, LLC
Property Owner:	Centrie Realty, LLC
Agent:	N/A
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
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 2, 2019 to continue to May 16, 2019.
Minutes:	No discussion.

Other Business

- Meeting Minute Approval
 - March 21, 2019 meeting minutes- *Approved.*

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>