



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

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**V2 PLANNING BOARD AGENDA**

**Visiting Nurses Association (VNA), 259 Lowell Street, Somerville, MA**

**Thursday, June 20, 2019**

**6:00 P.M.**

**Previously Opened Cases to be Heard**

<b>434 McGrath Hwy (PB 2014-23-R1-4/19):</b>	
Applicant:	Somerville Comedy Group, LLC
Property Owner:	Prospect Commons, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, Somerville Comedy Group, LLC, and Owner, Prospect Commons, LLC, seek a revision to a previously approved special permit (PB 2014-23) under SZO §5.3.8 to change a previously approved ground floor retail use into a comedy club and for parking relief under SZO §9.13. CCD-45 Zone. Ward 3.
Date(s) of Hearing(s):	6/6, 6/13
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 6, 2019 to continue to June 20, 2019.
Case Status:	Will be heard.

<b>10-50 Prospect Street (PB 2019-03)</b>	
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, 6/6, 6/13
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 13, 2019 to continue to June 20, 2019.
Case Status:	Will be heard.

<b>10 Prospect Street (PB 2019-04)</b>	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	Conditional approval
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, 6/6, 6/13
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 13, 2019 to continue to June 20, 2019.
Case Status:	Will be heard.

### **Previously Opened Cases to Request a Continuance**

<b>114-120 Broadway: (PB 2019-13):</b>	
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, 6/6, 6/13, 6/20
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 6, 2019 to continue to June 20, 2019..
Case Status:	The Staff anticipates the Applicant will request a continuance to July 11, 2019.

<b>176-182 Broadway (PB 2017-22)</b>	
Applicant:	Yihe Patsy's Corporation
Property Owner:	Yihe Patsy's Corporation
Agent:	Richard G. DiGirolamo
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, 5/16, 6/6, 6/13, 6/20
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 16, 2019 to continue to June 20, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to July 11, 2019.

<b>346 Somerville Avenue (PB 2019-08):</b>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard G. 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, 5/16, 6/6, 6/13
Staff Recommendation:	None at this time.
PB Action:	Voted on June 6, 2019 to continue the application to June 20, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to July 11, 2019.

<b>57 Broadway: (PB 2018-08):</b>	
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, 6/6, 6/13
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 6, 2019 to continue to June 20, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance to July 11, 2019.

### **New Cases to Be Continued:**

<b>337 Somerville Avenue (PB 2016-09-R1-3/19)</b>	
Applicant:	BwB – Square
Property Owner:	GNJ Real Estate Holdings, LLC
Agent:	N/A
Legal Notice:	Applicant BwB – Square & Owner GNJ Real Estate Holdings, LLC seek revision to special permit 2016-116 to revise conditions. NB & CCD 55 zones. Ward 2.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional approval
PB Action:	--
Case Status:	The Staff anticipates the Applicant will request a continuance to July 11, 2019.



<b>10-50 Prospect Street (PB 2019-05)</b>	
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 Plaza civic space type. TOD100 underlying zoning district. Union Square Overlay District and High-Rise sub district. Ward 2.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional approval.
PB Action:	--
Case Status:	The Staff anticipates the Applicant will request a continuance to July 11, 2019.

### **New Cases to be Heard:**

<b>60 Cross Street East/240 Mystic Avenue/771 McGrath Highway (PB 2014-31-R1-5/19)</b>	
Applicant:	Anthony D. Galluccio
Property Owner:	Young Lee
Agent:	N/A
Legal Notice:	Applicant Anthony D. Galluccio and owner Young Lee are filing to revise facades from the original plans approved by PB 2014-31. Original approval was to construct an approx. 107,597 sf 3-story residential building with 75 units and approx. 100 parking spaces located under the structure. No other revisions or changes requested. Zone BA / PUD-B Ward 1.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Conditional approval
PB Action:	--
Case Status:	Will be heard.

<b>300 Somerville Avenue (PB 2018-21) Re-advertised:</b>	
Applicant:	Elan Sassoon
Property Owner:	300 Somerville Avenue, LLC
Agent:	Richard G. 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, 5/16, 6/6, 6/13
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 6, 2019 to continue to June 20, 2019.
Current Status:	Will be heard.

<b>20 Prospect Street (PB 2019-06)</b>	
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 general building and a Special Permit under SZO §6.8.10.A.4 to authorize a principal entrance for ground floor residential uses oriented toward a side lot line. TOD 100 underlying zoning district. Union Square Overlay District and High-Rise sub district. Ward 2.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	None at this time.
PB Action:	--
Case Status:	Will be heard.

<b>50 Prospect Street (PB 2019-07)</b>	
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 mid-rise podium tower building and a Special Permit under SZO §6.8.10.A.5 to authorize a 5% increase to the dimensions permitted for the point tower of the building. TOD 100 underlying zoning district. Union Square Overlay District and High-Rise sub district. Ward 2.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	None at this time.
PB Action:	--
Case Status:	Will be heard.

## **Other Business**

*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>