



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, June 22, 2017** at 6:00 p.m. at the **Visiting Nurse Association**, 259 Lowell Street, 3rd Floor, Community Room, 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, 6/8, 6/22
Staff Recommendation:	None at this time.
PB Action:	Voted on June 8, 2017 to continue the application to June 22, 2017.
The Applicant has submitted a written request to continue the application to July 13, 2017. Kevin Prior made a motion to continue the application to July 13, 2017. Joseph Favaloro seconded the motion. Upon a vote, the motion passed 5-0.	



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, 6/8, 6/22
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 8, 2017 to continue the application to June 22, 2017.
<p>Sean O'Donovan, Esq. appeared and explained the work the Applicants have done in the City at the East End Grill restaurant and what they are attempting to do with regard to this property. Four units of affordable housing, including a 3 bedroom for a family, and they are paying into the affordable housing trust fund. The architect on the project appeared and explained changes to the proposal.</p> <p>Kevin Prior noted the Planning Board had received additional letters regarding the case.</p> <p>Rebecca Lyn Cooper stated the changes that have been made are very good changes. She asked for further explanation of façade changes, and feels that the material changes breakup the blankness of façade. She would like to see color changes to further break it up. She thinks the choices help visually break the buildings down but asked for explanation of the green roof. The architect responded that the green roof will be working areas for gardening and passive space.</p> <p>Mr. Bandar explained the different avenues he had taken in order to appease neighbors and get the project to work. Sean O'Donovan, Esq. read the East Somerville Main Streets letter, asking for an 8 foot minimum sidewalk along Glen Street property line, tree grates, pervious pavers to work with Planner for one 3,000 square foot retail space, move gym out of basement, move bike storage to ground floor and locate transformers on the roof.</p> <p>Dana Iacopucci, immediate abutter, thought there were going to be more changes to the project than cosmetic. He stated that he thought all the balconies were to be removed.</p> <p>Christopher Potee stated that he was attending to find out what was going on and that the Applicants and their team never came to discuss anything about the project. He stated it was a mischaracterization that the community was on board and that there was no additional community meaning as requested by the Planning Board at last meeting. He finds the changes disappointing and gave the Board a handout showing "bottle neck" that will continue and get worsen if this project goes forward. He just thinks the project is too much and smaller would be better. He thinks project as proposed will do harm to community. Dana Iacopucci thinks scope of building hasn't changed. He is for smaller development, not against development. He thinks it will be a burden to live there during the 12-18 months of construction. He wants Board to vote against the project. June Jacobs thinks the Bandar family should be able to do more work with their property and that the neighbors should work with them. She says in general we need to get a handle on development in the City.</p> <p>Kevin Prior officially closed the public hearing.</p> <p>Jerry Amaral will vote instead of Dorothy Kelly Gay as she was not present at the last meeting and didn't listen to the CD. Joseph Favaloro said it is a tough case to make a decision on. He asked Staff to address some of the concerns that the Alderman raised.</p> <p>Sarah Lewis, Senior Planner, stated that the submission met requirements. She explained that in that part of the City the numbers are very prescriptive. The challenge is the shape of the property. She said that zoning would allow more than the number of units that are being proposed.</p>	



Michael Capuano stated that he can't look at the application based on the Applicant. He disagrees that it is a by-right project. He thinks the proposal doesn't make much sense to him from a design perspective and would be more detrimental to the immediate abutter.

He does not think it is an application to vote "yes" on.

Jerry Amaral stated he wants to see more changes to the building. He will likely vote "no".

Rebecca Lyn Cooper shares some of the concerns of her colleagues. She is not convinced project massing would be much better if the other properties were purchased. She thinks the Applicants have done the best with what they were offered and had to work with.

Kevin Prior stated the first project in this area that goes into the ground will be the most scrutinized. He is troubled that project meets zoning requirements (dimensional). He thinks the Applicant has worked diligently with the City and Board to better this project.

He doesn't know how to make further changes to project to get an approval vote. He is concerned that every time that the Applicant has come back to the Planning Board, the bar has changed.

Mr. Bandar said they give and take as much as they could. It would have been a bigger project in order to cover the costs of the acquisition of the abutting properties.

Sean O'Donovan, Esq. re-iterated what the client has done to work with the neighborhood.

Dorothy Kelly Gay spoke to challenges of project and that Broadway could use all the help it could get.

She thinks the by-right things that the Applicant can/could have done should be considered by the Board.

Kevin Prior asked Applicant to continue to July 13, 2017. Michael Capuano confirmed that additional neighborhood meeting didn't happen.

Sean O'Donovan, Esq. will work with Alderman Matt McLaughlin to hold another meeting. He needs the Alderman to agree and set on up.

Kevin Prior noted again that the testimony has been closed on this matter and that only changes bases on neighborhood meeting will be heard. Kevin Prior made a motion to continue the application to July 13, 2017. Joseph Favaloro seconded the motion. Upon a vote, the motion passed 5-0 with Dorothy Kelly Gay recused and Jerry Amaral voting.

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, 6/8, 6/22
Staff Recommendation:	Recommendation forthcoming.
PB Action:	Voted on June 8, 2017 to continue the application to June 22, 2017.
Kevin Prior made a motion to Withdraw the Application Without Prejudice. Rebecca Lyn Cooper seconded the motion. Upon a vote, the motion passed 5-0.	

70 Broadway: (Case #PB 2017-13)	
Applicant:	Juan Vasquez and Maria Monge Sibrian
Property Owner:	Juan Vasquez and Maria Monge Sibrian
Agent:	N/A
Legal Notice:	Applicant/Owner, Juan Vasquez and Maria Monge Sibrian, seeks approval of design and site plan review (DSPR) under SZO §6.1.22.D of the Somerville Zoning Ordinance (SZO) to construct a small addition to the existing structure on the west side and construct a new exterior stair and lift in the rear. CCD-45 zone. Ward 1.
Date(s) of Hearing(s):	6/22
Staff Recommendation:	Recommends conditional approval.
Cindy Larson, Architect, presented proposal to Planning Board, add elevator to rear stairs as second means of egress, an addition to create a front entrance, vestibule to commercial and residence. Wants to make windows larger on 1 st floor. Business will be a dry cleaning business. Joseph Favaloro asked how the floor would have commercial/retail space because it still looked residential. Michael Capuano asked if drying cleaning would be done off site. The Architect replied Yes. Kevin Prior asked for an explanation for how the windows would be enlarged. Sarah Lewis, Senior Planner, explained that the property would be more of a live-work type of situation. Michael Capuano asked about signage. The Architect stated that signage was undetermined at this time and they would come back to Planning Board when determined. Rebecca Lyn Cooper asked about whether the proposal met handicapped requirements. Kevin Prior and Joseph Favaloro asked if the exterior would be re-furnished. Kevin Prior was concerned the application does not appear complete. Jerry Amaral wants to see full renderings of the building. Armando Diaz, a Broadway resident, stated that he was in favor of the project. Rebecca Lyn Cooper says she is looking toward the future with what we want Broadway to look like with regard to mixed use of buildings, she encouraged the architect to 1) be daring with concept design and 2) be clear in what is private versus public portions of buildings.	

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

