



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

SARAH A. LEWIS, *DIRECTOR OF PLANNING*
DANIEL BARTMAN, *SENIOR PLANNER*
SARAH WHITE, *PLANNER / PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*
MONIQUE BALDWIN, *ADMINISTRATIVE ASSISTANT*
CHARLOTTE LEIS, *PLANNING INTERN*

MEMBERS

MICHAEL A. CAPUANO, *ESQ., CHAIR*
JOSEPH FAVALORO, *CLERK*
DOROTHY A. KELLY GAY
AMELIA ABOFF
GERARD AMARAL, *ALT*

PLANNING BOARD AGENDA

Community Room of the Visiting Nurse Association (VNA), 259 Lowell Street, Somerville MA
Thursday, June 6, 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 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
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 16, 2019 to continue to June 20, 2019.
Current Status:	Continued to June 20, 2019.

Previously Opened Cases to Request a Continuance

<u>346 Somerville Avenue (PB 2019-08):</u>	
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
Staff Recommendation:	None at this time.
PB Action:	Voted on May 16, 2019 to continue the application to June 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to June 20, 2019.

<u>300 Somerville Avenue (PB 2018-21):</u>	
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
Staff Recommendation:	No recommendation at this time.
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to June 20, 2019.

<u>57 Broadway: (PB 2018-08):</u>	
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
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance to June 20, 2019.

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, 6/6
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance to June 20, 2019.

Previously Opened Cases That Will Be Heard:

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, 6/6
Staff Recommendation:	None at this time.
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Case Status:	Will be heard. City Staff and Real Estate Finance consultant, Barry Abramson, will present financial analysis and answer Planning Board questions concerning the feasibility of alternative D2 site plans proposed by the public.

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, 6/6
Staff Recommendation:	None at this time.
PB Action:	Voted on May 16, 2019 to continue to June 6, 2019.
Case Status:	Will be heard. City Staff and Real Estate Finance consultant, Barry Abramson, will present financial analysis and answer Planning Board questions concerning the feasibility of alternative D2 site plans proposed by the public.

New Cases That Will Be Heard:

434 McGrath Hwy (PB 2014-23-R1-4/19):	
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
Staff Recommendation:	Conditional Approval
PB Action:	--
Case Status:	Will be heard.

Other Business

- CPC Appointee Discussion

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>