



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

PLANNING BOARD MINUTES

Dorothy Kelly Gay absent.

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 June 6, 2019 to continue the application to June 20, 2019.
Minutes:	No Discussion.

<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 June 6, 2019 to continue the application to June 20, 2019.
Minutes:	No Discussion.

<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 June 6, 2019 to continue the application to June 20, 2019.
Minutes:	No Discussion.



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 June 6, 2019to continue the application to June 20, 2019.
Case Status:	No Discussion.

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 June 6, 2019 to continue to June 13, 2019.
Case Status:	<p>George Proakis provided an overview of the D2 project and updates regarding Staff Reports. He also reads aloud a memo from Planning Director, Sarah Lewis, available on the City website.</p> <p>Amelia Aboff: Can you provide an update regarding the community benefits agreement?</p> <p>Greg Karczewski, President of US2 provided an update.</p> <p>City Staff and Real Estate Finance consultant, Barry Abramson, presented a financial analysis regarding the feasibility of alternative D2 site plans proposed by the public.</p> <p>Dorothy Kelly Gay: As we look at this, we have a responsibility to set the tone. For us to accept and approve something that is not what we want, I don't believe the Planning Board is prepared to do that. If you get the first one right, the rest will follow. I appreciate the numbers. We can see that there are issues and shrewd decisions will have to be made.</p> <p>Amelia Aboff: How is the revenue from the parking structure being incorporated into the pro forma? Have we really exhausted the financial impacts on reduced parking?</p> <p>Greg Karczewski: Parking is really at the bare minimum now.</p> <p>Michael Capuano: One of the biggest regrets when approving Assembly Row is that we wish we had pushed for more parking.</p> <p>Joseph Favaloro: Every project is stand alone, so you're not analyzing the proposal as a whole. How do you make this project attractive for the developer? I'm not an advocate for this but we would like to know.</p> <p>Barry Abramson: Perhaps giving them a break on taxes or give a subsidy. Perhaps going up further up on their tower might do it.</p> <p>Greg Karczewski: This is already a large project. A bigger project means bigger risk involved- it gets more difficult to finance a larger project. Shifting the project into the shape of a cereal box could increase the amount of units, however the community feedback really pushed back against that design.</p> <p>Michael Capuano made a motion to continue the application to January 20, 2019. Seconded by Joseph Favaloro. Motion approved 4-0.</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:	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 June 6, 2019 to continue to June 13, 2019.
Minutes:	No discussion.

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:	Voted on June 6, 2019 to continue the application to June 20, 2019.
Minutes:	<p>The Applicant provided an overview of the project.</p> <p>Michael Capuano: What are your proposed hours?</p> <p>The Applicant: During the week about two shows a night from 7:30p with another show around 10:30pm. On the weekends 6pm until around 1am, with Sunday the last show ending around 10pm.</p> <p>Michael Capuano: Staff, can we get a refresher on what hour restrictions were placed on live music/entertainment that abuts residential neighborhoods we have previously granted in the past?</p> <p>Dorothy Kelly Gay: Are you applying for a liquor license? The Applicant: We are in the process.</p> <p>Amelia Aboff: Is the use by-right in this district? The Applicant: Yes.</p> <p>Tony, 9 Grenville Street: Concerned regarding hours of operation, trash pickup, noise and parking.</p> <p>Lynn, 15 Greenville Street: Concerned regarding overflow parking.</p> <p>Michael Capuano made a motion to continue the application. Seconded by Joseph Favaloro. Motion approved 4-0.</p>

Other Business

- CPC Appointee Discussion- *Amelia Aboff has been nominated by the Planning Board.*

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>