



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, June 8, 2017** at 6:00 p.m. in the **Somerville High School Auditorium**, 81 Highland Avenue, Somerville, MA.

Previously Opened Cases that are Requesting a Continuance

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
Staff Recommendation:	None at this time.
PB Action:	Voted on May 18, 2017 to continue the application to June 8, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to June 22, 2017.



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
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on May 18, 2017 to continue the application to June 8, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to June 22, 2017.

Previously Opened Cases to be Heard

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
Staff Recommendation:	Recommendation forthcoming.
PB Action:	Voted on May 18, 2017 to continue the application to June 8, 2017.
Current Status:	Will be heard on June 8, 2017.

New Cases to be Opened and Heard

335 Somerville Avenue: (Case #PB 2017-10)	
Applicant:	Liam Mannion
Property Owner:	Liam Mannion
Agent:	N/A
Legal Notice:	Applicant/Owner, Liam Mannion, seeks a special permit under Section 6.1.22.D.5.a of the Somerville Zoning Ordinance (SZO) to make façade alterations to the existing structure. CCD-55 zone and Arts Overlay District. Ward 3.
Date(s) of Hearing(s):	6/8
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on June 8, 2017.

Other Business

Review of City Open Space & Recreation Plan

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports

