



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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JOSEPH FAVALORO
DOROTHY A. KELLY GAY
REBECCA LYN COOPER
GERARD AMARAL, *ALT*

PLANNING BOARD MINUTES

A **public hearing** for all interested parties was 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.

Kevin Prior absent.

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. |
| The Applicant submitted a written request to continue the application to June 22, 2017. Michael Capuano made a motion to continue the application to June 22, 2017. Seconded by Joseph Favaloro. 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 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | Voted on May 18, 2017 to continue the application to June 8, 2017. |
| The Applicant submitted a written request to continue the application to June 22, 2017. Michael Capuano made a motion to continue the application to June 22, 2017. Seconded by Dorothy Kelly Gay. Motion passed 5-0. | |

Previously Opened Cases to be Heard

| 118-124 College Avenue: (Case #PB 2016-51) | |
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| 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. |
| The Applicant submitted a written request to continue the application to June 22, 2017. Michael Capuano made a motion to continue the application to June 22, 2017. Seconded by Rebecca Lyn Cooper. Motion passed 5-0. | |

New Cases to be Opened and Heard

| 335 Somerville Avenue: (Case #PB 2017-10) | |
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| 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: | --- |



Gerald Amaral: recused from the case. Statement that any further correspondence will be as a business owner, not a board member.

Applicant: façade renovation and signage change.

Board: likes the opening up of the façade.

Dorothy Kelly Gay made a motion to conditionally approve the special permit. Seconded by Rebecca Lyn Cooper. Motion passed 4-0.

Other Business

Review of City Open Space & Recreation Plan

- Luisa Oliviera gave update of 2008-2013 Plan.
- Board was pleased with analytics and incorporation of Gehl study to take advantage of parks. Heartily endorses the plan.

Capuano made a motion to endorse the plan. Seconded by Rebecca Lyn Cooper. Motion passed 5-0.

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