



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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*PLANNING DIVISION*

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**PLANNING BOARD AGENDA**

**Visiting Nurses Association (VNA), 3<sup>rd</sup> Floor Community Room, 259 Lowell Street, Somerville, MA**  
**Thursday, July 11, 2019**  
**6:00 P.M.**

**New Cases to be Continued:**

<b><u>176-182 Broadway (PB 2017-22) (Re-Advertisement)</u></b>	
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):	<b>2018:</b> 6/21, 8/23, 10/4, 11/8, 11/29, 12/13 <b>2019:</b> 1/9, 1/24, 2/7, 2/21, 3/7, 3/21, 4/4, 4/18, 5/2, 5/16, 6/6, 6/20, 7/11 (re-advertised)
Staff Recommendation:	None at this time.
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to August 8, 2019

<b>346 Somerville Avenue (PB 2019-08) (Re-Advertisement)</b>	
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, 6/20, 7/11 (re-advertised)
Staff Recommendation:	None at this time.
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to August 8, 2019.

<b>57 Broadway: (PB 2018-08) (Re-Advertisement)</b>	
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, 6/20, 7/11 (re-advertised)
Staff Recommendation:	None at this time.
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance to August 8, 2019.

<b>365 Somerville Avenue: (PB 2018-08):</b>	
Applicant:	Nikhilsh Rao Goruknati
Property Owner:	Riggins Holdings, LLC
Agent:	N/A
Legal Notice:	Applicant, Nikhilsh Rao Goruknati, and Property Owner, Riggins Holdings, LLC, seek special permits to convert from a café use to dentist office. Parking relief under Article 9. CCD-55. Ward 2
Date(s) of Hearing(s):	7/11
Staff Recommendation:	None at this time.
PB Action:	--
Case Status:	The Staff anticipates the Applicant will request a continuance to August 8, 2019.

**New Cases to be Heard:**

<b><u>10-50 Prospect Street (PB 2019-03) (Re-Advertisement)</u></b>	
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, 6/13, 6/20, 7/11 (re-advertised)
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	Will be heard.

<b><u>10 Prospect Street (PB 2019-04) (Re-Advertisement)</u></b>	
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, 6/13, 6/20, 7/11 (re-advertised)
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	Will be heard.

<b><u>20 Prospect Street (PB 2019-06) (Re-Advertisement)</u></b>	
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 general building and a Special Permit under SZO §6.8.10.A.4 to authorize a principal entrance for ground floor residential uses oriented toward a side lot line. TOD 100 underlying zoning district. Union Square Overlay District and High-Rise sub district. Ward 2.
Date(s) of Hearing(s):	6/20, 7/11 (re-advertised)
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	Will be heard.

<b>50 Prospect Street (PB 2019-07) (Re-Advertisement)</b>	
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 mid-rise podium tower building and a Special Permit under SZO §6.8.10.A.5 to authorize a 5% increase to the dimensions permitted for the point tower of the building. TOD 100 underlying zoning district. Union Square Overlay District and High-Rise sub district. Ward 2.
Date(s) of Hearing(s):	6/20, 7/11 (re-advertised)
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	Will be heard.

<b>10-50 Prospect Street (PB 2019-05) (Re-Advertisement)</b>	
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 Plaza civic space type. TOD100 underlying zoning district. Union Square Overlay District and High-Rise sub district. Ward 2.
Date(s) of Hearing(s):	6/20, 7/11 (re-advertised)
Staff Recommendation:	None at this time.
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	Will be heard.

<b>337 Somerville Avenue (PB 2016-09-R1-3/19) (Re-Advertisement)</b>	
Applicant:	BwB – Square
Property Owner:	GNJ Real Estate Holdings, LLC
Agent:	N/A
Legal Notice:	Applicant BwB – Square & Owner GNJ Real Estate Holdings, LLC seek revision to special permit 2016-116 to revise conditions. NB & CCD 55 zones. Ward 2.
Date(s) of Hearing(s):	6/20, 7/11 (re-advertised)
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	Will be heard

<b>114-120 Broadway: (PB 2019-13) (Re-Advertisement)</b>	
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, 6/20, 7/11 (re-advertised)
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	Will be heard.

<b>60 Cross Street East/240 Mystic Avenue/771 McGrath Highway (PB 2014-31-R1-5/19) (Re-Advertisement)</b>	
Applicant:	Anthony D. Galluccio
Property Owner:	Young Lee
Agent:	N/A
Legal Notice:	Applicant Anthony D. Galluccio and owner Young Lee are filing to revise facades from the original plans approved by PB 2014-31. Original approval was to construct an approx. 107,597 sf 3-story residential building with 75 units and approx. 100 parking spaces located under the structure. No other revisions or changes requested. Zone BA / PUD-B Ward 1.
Date(s) of Hearing(s):	6/20, 7/11 (re-advertised)
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 20, 2019 to continue to July 11, 2019.
Case Status:	Will be heard.

**Other Business**

*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>

