



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

**PLANNING BOARD MINUTES**

A **public hearing** for all interested parties was held by the Planning Board on **Thursday, July 13, 2017** at 6:00 p.m. at the **Somerville High School Auditorium**, 81 Highland Avenue, Somerville, MA.

**Previously Opened Cases that are Requesting a Continuance**

<b>62 Broadway: (Case #PB 2017-09)</b>	
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, 6/22, 7/13
Staff Recommendation:	None at this time.
PB Action:	Voted on June 22, 2017 to continue the application to July 13, 2017.
Applicant submitted a written request to continue the application to August 3, 2017. Michael Capuano made a motion to continue the application to August 3, 2018. Joseph Favaloro seconded. Motion to continue the application to August 3, 2018 passed 4-0.	



<b>118-120 Broadway: (Case #PB 2016-16)</b>	
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, 6/22, 7/13
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 22, 2017 to continue the application to July 13, 2017.
Applicant submitted a written request to continue the application to August 3, 2017. Michael Capuano made a motion to continue the application to August 3, 2018. Joseph Favaloro seconded. Motion to continue the application to August 3, 2018 passed 4-0.	

<b>70 Broadway: (Case #PB 2017-13)</b>	
Applicant:	Juan Vasquez and Maria Monge Sibrian
Property Owner:	Juan Vasquez and Maria Monge Sibrian
Agent:	N/A
Legal Notice:	Applicant/Owner, Juan Vasquez and Maria Monge Sibrian, seeks approval of design and site plan review (DSPR) under SZO §6.1.22.D of the Somerville Zoning Ordinance (SZO) to construct a small addition to the existing structure on the west side and construct a new exterior stair and lift in the rear. CCD-45 zone. Ward 1.
Date(s) of Hearing(s):	6/22, 7/13
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 22, 2017 to continue the application to July 13, 2017.
Applicant submitted a written request to continue the application to August 3, 2017. Michael Capuano made a motion to continue the application to August 3, 2018. Joseph Favaloro seconded. Motion to continue the application to August 3, 2018 passed 4-0.	

### **New Cases to be Opened and Heard**

<b>654 Mystic Avenue: (Case #PB 2017-14)</b>	
Applicant:	Anthony Fava & Ryan Hunt
Property Owner:	Fieldcom Realty Trust
Agent:	Gordon E. Meyer, Esq.
Legal Notice:	Applicants, Anthony Fava & Ryan Hunt, along with Property Owner, Fieldcom Realty Trust, seek Design and Site Plan Review per Section 8.8 and 5.4 of the SZO for lot splits to divide one lot into three lots. BB zone. Ward 4.
Date(s) of Hearing(s):	7/13
Staff Recommendation:	Recommends conditional approval.
PB Action:	---



Resident at 113 Moreland: online plans older than presented. Parking not conforming. Retaining wall? Concern of subsidence potentially undermining adjacent property? Says city surveyors came to measure. Has issues with dimensions of parking and stairs. Has concerns of 9 units and no ADA, is this cheating? Environmental hazards on site.

Board: please show and tell – any changes? (architect) Khalsa: no change to site plan; canopies removed to due front yard setback; façade flatted and bay reduced; more plantings added. Board: subtle changes to distinguish doors, etc.; wants staff clarification of changes (façade changes only). Planning Director George Proakis: this application is a lot split only.

Michael Capuano made a motion to conditionally approve the application. Joseph Favaloro seconded. Motion to conditionally approve the application passed 4-0 with Kevin Prior and Dorothy Kelly Gay absent.

<b>129 Broadway: (Case #PB 2017-16)</b>	
Applicant:	Rei da Picanha and Events
Property Owner:	Luis Morales
Agent:	N/A
Legal Notice:	Applicant, Rei da Picanha and Events, and Owner, Luis Morales, seek a Special Permit under Section 6.1.22.D.6.a of the Somerville Zoning Ordinance (SZO) to locate outdoor seating for the existing restaurant. CCD-45 Zone. Ward 1.
Date(s) of Hearing(s):	7/13
Staff Recommendation:	Recommends Denial
PB Action:	---
Michael Capuano made a motion to continue the application to August 3, 2018. Joseph Favaloro seconded. Motion to continue the application to August 3, 2018 passed 4-0.	

**Other Business**

*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)

