



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

City Council Chambers, 2nd Floor Somerville City Hall, 93 Highland Avenue
Wednesday, August 14, 2019
6:00 P.M.

Previously Continued to a Future Date:

346 Somerville Avenue (PB 2019-08)	
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), 8/8
Staff Recommendation:	None at this time.
PB Action:	Voted on August 8, 2019 to continue to August 22, 2019.
Current Status:	Voted on August 8, 2019 to continue to August 22, 2019.

57 Broadway: (PB 2018-08)	
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), 8/8
Staff Recommendation:	None at this time.
PB Action:	Voted on August 8, 2019 to continue to August 22, 2019.
Case Status:	Voted on August 8, 2019 to continue to August 22, 2019.

365 Somerville Avenue: (PB 2018-08):	
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, 8/8
Staff Recommendation:	None at this time.
PB Action:	Voted on August 8, 2019 to continue to August 22, 2019.
Case Status:	Voted on August 8, 2019 to continue to August 22, 2019.

9 Sanborn Court (PB 2019-17)	
Applicant:	Sara Markey
Property Owner:	EJH Realty LLC c/o Edward Kepnes
Agent:	N/A
Legal Notice:	Applicant, Sara Markey, and Owner, EJH Realty LLC c/o Edward Kepnes, seeks a special permit under SZO §6.1.22.D.6 to conduct a portion of the business outdoors by installing a patio. CCD-55/Arts Overlay Zone. Ward 3.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	None at this time.
PB Action:	Voted on August 8, 2019 to continue to August 22, 2019.
Case Status:	Voted on August 8, 2019 to continue to August 22, 2019.

176-182 Broadway (PB 2017-22)	
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):	2018: 6/21, 8/23, 10/4, 11/8, 11/29, 12/13 2019: 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), 8/8
Staff Recommendation:	None at this time.
PB Action:	Voted on August 8, 2019 to continue to September 5, 2019.
Current Status:	Voted on August 8, 2019 to continue to September 5, 2019.

Previously Opened Cases to be Heard:

20 Prospect Street (PB 2019-06)	
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), 8/8, 8/14
Staff Recommendation:	Conditional approval
PB Action:	Special Permit was approved on July 11, 2019. Voted on August 8, 2019 to continue the Design and Site Plan Review portion to August 14, 2019.
Case Status:	Will be heard.

50 Prospect Street (PB 2019-07)	
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), 8/8, 8/14
Staff Recommendation:	Conditional approval
PB Action:	Special Permit was approved on July 11, 2019. Voted on August 8, 2019 to continue the Design and Site Plan Review portion to August 14, 2019.
Case Status:	Will be heard.

10-50 Prospect Street (PB 2019-05)	
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), 8/8, 8/14
Staff Recommendation:	Conditional approval
PB Action:	Voted on August 8, 2019 to continue to August 14, 2019.
Case Status:	Will be heard.

Other Business

Approval of Minutes:

June 13, 2019 - Voted on August 8, 2019 to continue to August 22, 2019.

July 11, 2019 - Voted on August 8, 2019 to continue to August 22, 2019.

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>