



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, August 17, 2017** at 6:00 p.m. at the **Aldermanic Chambers, 2nd Floor City Hall, 93 Highland Avenue, Somerville, MA**

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, 6/22, 7/13, 8/3, 8/17
Staff Recommendation:	None at this time.
PB Action:	Voted on August 3, 2017 to continue the application to October 5, 2017.
Previously continued to October 5, 2017.	

129 Broadway: (Case #PB 2017-16)	
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, 8/3, 8/17
Staff Recommendation:	None at this time.
PB Action:	Voted on July 13, 2017 to continue the application to August 3, 2017.
George Proakis explained the need for a continuance for the applicant, explained Alex Mello's attempts to get in touch with the applicant. Capuano asked why did the applicant not get in touch to continue; we have given them enough time. Amaral agreed with Capuano but wanted to give them one more chance. Board decided that applicant must provide continuance paperwork by 12noon on August 25 th or else the case will be denied at next hearing. Board voted to continue application to September 6, 2017.	

654 Mystic Avenue: (PB 2017-14)	
Applicant:	Anthony Fava & Ryan Hunt
Property Owner:	Fieldcom Realty Trust
Agent:	Gordon E. Meyer & Associates, P.C.
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):	8/17
Staff Recommendation:	Conditional Approval
PB Action:	--
<p>Proakis explained why the case is being heard again but under the new case number. Gordon Meyer (attorney) gave brief explanation of why they are back. Jai Khalsa (architect) briefly explained the design and features of the project. Proakis explained that the new condition #35 should be removed in order for the courts to walk through the litigation of the cases first.</p> <p>John Ahern at 113 Moreland St states that another 10' to be added to the building was not expressed during neighborhood meeting. Concerned that if project is passed it leave. Norma Melendez at 49 Ash Ave was concerned that there won't be a fire hydrant installed.</p> <p>Linda Pingiaro asked for clarification if the building was to be one continuous building. She also stated that 640 Mystic is up and it is high and blocks their light.</p> <p>Gerard Amaral made a motion to accept report, findings, and conditions #1-33. Motion was seconded by Dorothy Kelly Gay. The motion was voted on and passed 4-0.</p>	

Other Business

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

