



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 3, 2017** at 6:00 p.m. at the **Visiting Nurse Association**, 259 Lowell Street, 3rd Floor, Community Room, Somerville, MA.

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
Staff Recommendation:	None at this time.
PB Action:	Voted on July 13, 2017 to continue the application to August 3, 2017.
The Applicant submitted a written request to continue the application to August 17, 2017. Rebecca Lyn Cooper made a motion to continue the application to August 17, 2017. Joseph Favaloro seconded the motion. The motion to continue the application to August 17, 2017 was voted on and passed 5-0 with Dorothy Kelly Gay absent.	



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
Staff Recommendation:	None at this time.
PB Action:	Voted on July 13, 2017 to continue the application to August 3, 2017.
The Applicant submitted a written request to continue the application to October 5, 2017. Rebecca Lyn Cooper made a motion to continue the application to October 5, 2017. Joseph Favaloro seconded the motion. The motion to continue the application to October 5, 2017 was voted on and passed 5-0 with Dorothy Kelly Gay absent.	

Previously Opened Cases that Will be Heard

70 Broadway: (Case #PB 2017-13)	
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, 8/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on July 13, 2017 to continue the application to August 3, 2017.
Cindy Larson appeared and gave an overview of the project. Cooper asked about the height of the signage band? (reply -- +/-18"). Asked about options for spandrel panels? Concerned about the brightness of the white shown but can be handled with samples for staff review. Amaral asked if siding will all be removed. Only repaired is intent with new trim where necessary. Rebecca Lyn Cooper made a motion to approve the application. Joseph Favaloro seconded the motion. The motion to continue the application to October 5, 2017 was voted on and passed 5-0 with Dorothy Kelly Gay absent.	

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, 6/22, 7/13, 8/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on July 13, 2017 to continue the application to August 3, 2017.
<p>Sean O'Donovan conducted another neighborhood meeting. David DiBenedetto provided an overview of the proposed changes: fencing, pavement materials, landscaping, brick façade (real brick), sign band, cementitious on Glen St. side.</p> <p>Favaloro asked how did the public meeting go? O'Donovan said neighbors have an issue with the height the zoning district allows; also concerned that there was not enough parking; size of commercial space (two 1,500sf or one 3,000sf). Planner Sarah Lewis said condition that dividing the space into two would be de minimus. O'Donovan said allowed more bike storage.</p> <p>Capuano concerned about shape; would prefer the whole block be developed. Direct abutter's concerns (property damage during construction; height of back fence; construction hours; rear balconies). Sarah Lewis said SPGA can require the fence to be higher than 6' without a variance. Prior said work with ISD on construction hours. David DiBenedetto said balconies will be starting where the house ends. Favaloro said work with staff on making the aforementioned items conditions. Survey of existing condition of foundations. Prior said construction manager should make their contact information available.</p> <p>Amaral said preexisting survey should be a condition and construction hours; affordable housing details? (reply – will include one 3 bedroom unit)</p> <p>Prior likes the real brick. Not against raising the fence. What's up against the fence will not grow. Landscaping should be maintained to National Nurserymen's standards.</p> <p>Kevin Prior made a motion to conditionally approve the application. Rebecca Lyn Cooper seconded the motion. The motion to conditionally approve the application passed 5-0.</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

