



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

SARAH A. LEWIS, *DIRECTOR OF PLANNING*
DANIEL BARTMAN, *SENIOR PLANNER*
SARAH WHITE, *PLANNER / PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*

MEMBERS

MICHAEL A. CAPUANO, *ESQ., CHAIR*
JOSEPH FAVALORO, *CLERK*
DOROTHY A. KELLY GAY
AMELIA ABOFF
GERARD AMARAL, *ALT*

REVISED* PLANNING BOARD AGENDA

City Council Chambers, 2nd Floor Somerville City Hall, 93 Highland Avenue
Thursday, August 8, 2019
6:00 P.M.

*181 Washington Street was previously expected to be continued. The agenda has been revised on August 5, 2019 to show that this case will be heard on August 8, 2019.

Previously Opened Cases to Request a Continuance:

<u>20 Prospect Street (PB 2019-06)</u>	
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
Staff Recommendation:	Conditional approval
PB Action:	Special Permit was approved on July 11, 2019. Voted on July 11, 2019 to continue the Design and Site Plan Review portion to August 8, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance to August 14, 2019



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
Staff Recommendation:	Conditional approval
PB Action:	Special Permit was approved on July 11, 2019. Voted on July 11, 2019 to continue the Design and Site Plan Review portion to August 8, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance to August 14, 2019

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
Staff Recommendation:	None at this time.
PB Action:	Voted on July 11, 2019 to continue to August 8, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance to August 14, 2019

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 July 11, 2019 to continue to August 8, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance 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 July 11, 2019 to continue to August 8, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance 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 July 11, 2019 to continue to August 8, 2019.
Case Status:	The Staff anticipates the Applicant will request a continuance to August 22, 2019

Previously Opened Cases to be Heard:

114-120 Broadway: (PB 2019-13)	
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), 8/8
Staff Recommendation:	Conditional approval
PB Action:	Voted on July 11, 2019 to continue to August 8, 2019.
Case Status:	Will be heard.

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 July 11, 2019 to continue to August 8, 2019.
Current Status:	Will be heard for an advisory discussion.

New Cases to be Heard:

6 Broadway (PB 2019-16)	
Applicant:	Philadelphia Sign Co.
Property Owner:	LaCourt Enterprises LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Philadelphia Sign Co., and Owner, LaCourt Enterprises LLC, seek a special permit under SZO §6.5.D.5.a to install signage and an awning for an automated teller machine (ATM) on the ground floor of the building. TOD55 Zone. Ward 1.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	Conditional approval
PB Action:	--
Case Status:	Will be heard.

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:	--
Case Status:	Will be heard.

181 Washington Street (ZBA 2019-14)	
Applicant:	181 Washington St, LLC
Property Owner:	181 Washington Street, aka 185 Washington Street, Unit 1
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, 181 Washington St, LLC, and Owner, 181 Washington Street, aka 185 Washington Street, Unit 1, seek Special Permits for a dental office. Parking relief under Article 9 of the SZO. CCD-55 zone. Ward 3.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	Conditional approval
PB Action:	--
Case Status:	Will be heard.

Other Business

Approval of Minutes:
June 13, 2019
July 11, 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>