



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

City Council Chamber, City Hall, 93 Highland Avenue
Thursday, September 19, 2019
6:00 P.M.

A **joint public hearing** for all interested parties will be held by the **Planning Board** and the **City Council Land Use Committee** on **Thursday, September 19, 2019 at 6:00pm**, in the Council Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA, to receive public comments concerning the following:

**ADOPTION OF A NEW SOMERVILLE ZONING ORDINANCE
TO SUPERSEDE THE CURRENT ZONING ORDINANCE AS
ORIGINALLY ADOPTED ON MARCH 23, 1990.**

Previously Opened Cases to Request a Continuance:

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, 8/22, 9/4, 9/19
Staff Recommendation:	None at this time.
PB Action:	Voted on September 5, 2019 to continue to September 19, 2019.
Case Status:	Staff anticipates that the Applicant will request a continuance to October 3, 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, 9/4, 9/19
Staff Recommendation:	None at this time.
PB Action:	Voted on September 5, 2019 to continue to September 19, 2019.
Current Status:	Staff anticipates that the Applicant will request a continuance to October 3, 2019.

346 Somerville Avenue (PB 2019-08)	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard G. DiGirolamo, Esq.
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, 8/22, 9/4, 9/19
Staff Recommendation:	Conditional approval
PB Action:	Voted on September 5, 2019 to continue to September 19, 2019.
Current Status:	Staff anticipates that the Applicant will request a continuance to October 3, 2019.

New Cases to be Opened and Requesting a Continuance

1060 Broadway (PB 2016-79-R1-7/19)	
Applicant:	Powderhouse Living, LLC
Property Owner:	Powderhouse Living, LLC
Agent:	N/A
Legal Notice:	Applicant & Owner, Powderhouse Living, LLC, seek revisions to a previously-issued special permit by making changes to the building's facades. §6.7 and §5.3.8 of the SZO. PRD zone. Ward 7.
Date(s) of Hearing(s):	9/19
Staff Recommendation:	None at this time.
PB Action:	--
Case Status:	Staff anticipates that the Applicant will request a continuance to October 3, 2019.

Previously Opened Cases to be Heard:

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, 8/22, 9/4, 9/19
Staff Recommendation:	Conditional approval.
PB Action:	Voted on September 5, 2019 to continue to September 19, 2019.
Case Status:	The Applicant has submitted a written request to withdraw the application without prejudice.

Other Business

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>