



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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*PLANNING DIVISION*

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**PLANNING BOARD MINUTES**

**City Council Chamber, City Hall, 93 Highland Avenue**  
**Thursday, September 5, 2019**  
**6:00 P.M.**

**Previously Opened Cases to Request a Continuance:**

<b><u>57 Broadway: (PB 2018-08)</u></b>	
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
Staff Recommendation:	None at this time.
PB Action:	Voted on August 22, 2019 to continue to September 5, 2019.
Case Status:	Voted on September 5, 2019 to continue to September 19, 2019.



<b>176-182 Broadway (PB 2017-22)</b>	
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):	<b>2018:</b> 6/21, 8/23, 10/4, 11/8, 11/29, 12/13 <b>2019:</b> 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
Staff Recommendation:	None at this time.
PB Action:	Voted on September 5, 2019 to continue to September 19, 2019.
Current Status:	Voted on September 5, 2019 to continue to September 19, 2019.

### **Previously Opened Cases to be Heard:**

<b>365 Somerville Avenue: (PB 2018-08):</b>	
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
Staff Recommendation:	Conditional approval.
PB Action:	Voted on September 5, 2019 to continue to September 19, 2019.
Case Status:	Voted on September 5, 2019 to continue to September 19, 2019.

<b>346 Somerville Avenue (PB 2019-08)</b>	
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
Staff Recommendation:	Conditional approval
PB Action:	Voted on September 5, 2019 to continue to September 19, 2019.
Current Status:	Voted on September 5, 2019 to continue to September 19, 2019.

### **Other Business**

Review and adoption of the Davis Square Neighborhood Plan.

Continued to September 19, 2019.

Approval of Minutes: June 20, 2019, August 8, 2019, and August 14, 2019

Continued to September 19, 2019.

*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.*

