



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**PLANNING BOARD**  
**JOSEPH A. CURTATONE**  
**MAYOR**

**STAFF**

MADELEINE MASTERS, *PLANNING DIRECTOR*  
CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*  
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*  
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

**MEMBERS**

LINDA BOHAN  
JOSEPH FAVALORO  
JAMES KIRYLO  
ELIZABETH MORONEY  
KEVIN PRIOR, *CHAIRMAN*

**AGENDA**

A public hearing for all interested parties will be held by the Somerville Planning Board on **Thursday, October 16, 2007** at **6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning proposed revisions to an approved Phase of a Planned Unit Development. Following this hearing, the Planning Board will review cases for the Zoning Board of Appeals.

**34 & 100 Assembly Square Drive (formerly Sturtevant Street) (“IKEA” site):** (PB2007-29-R0908) The Applicant, IKEA Properties, Inc., Owner, FR Sturtevant Street, LLC, and their Agent, Vanasse Hangen Brustlin, Inc. seek to revise a previously approved Special Permit with Site Plan Review-A final level approval of a phase (“Phase 1AA”) of a planned unit development (S.Z.O. §16.8.3) including a store selling furniture, home furnishings, and carpets (IKEA) (S.Z.O. §7.11.9.7.c) and a restaurant (S.Z.O. §7.11.10.1.1.c), and roadways, infrastructure, and associated improvements serving Phase 1AA, all under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006. The Applicant also seeks to revise a previously approved Special Permit for signage for Phase 1AA (S.Z.O. §6.4.14.C & §12.4). Proposed changes would also require certain conditions of earlier permits to be revised.

The owners of the parcels subject to these applications are:

FR Sturtevant Street, LLC – Parcels 99-A-2, 99-A-3, 99-A-4, 99-A-5, 99-A-7, 99-A-8, 99-A-6, 101-B-24

FR Assembly Square, LLC – Parcels 67-A-1, 86-A-1

These parcels are also commonly known as 16-34 and 100 Assembly Square Drive (f/k/a Sturtevant Street), 123 and 147 Foley Street, the so-called “Yard 21 Parcel” and the proposed area of Assembly Square Drive.

Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District-A (PUD-A). Ward 1.