



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

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
DAN BARTMAN, *SENIOR PLANNER*
LORI MASSA, *SENIOR PLANNER*
ADAM DUCHESNEAU, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

MEMBERS

KEVIN PRIOR, *CHAIRMAN*
MICHAEL A. CAPUANO, *ESQ.*
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY

PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, August 2, 2012** at 6:00 p.m. in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

New Cases to be Opened that are Requesting a Continuance

844 McGrath Highway (Case #PB 2012-10)	
Applicant:	Sprint Spectrum, L.P.
Property Owner:	Talp II, LLC c/o Tage Inn
Agent:	Attorney Scott Lacy, Prince Lobel Tye LLP
Legal Notice:	Applicant Sprint Spectrum and Owner Talp II, LLC, seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of three existing antennas and related equipment and cables including one GPS antenna and two equipment cabinets. ASMD zone. Ward 1.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	None at this time.
PB Action:	---
Current Status:	The Applicant will submit a written request to continue the application to August 16, 2012.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



New Cases to be Opened and Heard

331-333 Broadway (Case #PB 2012-11)	
Applicant:	Sprint Spectrum, L.P.
Property Owner:	Anthony K. Paone, Trustee
Agent:	Attorney Scott Lacy, Prince Lobel Tye LLP
Legal Notice:	Applicant Sprint Spectrum and Owner Anthony K. Paone, seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of three existing antennas and related equipment and cables including one GPS antenna and one equipment cabinet. CCD 55 zone. Ward 4.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Recommendation forthcoming.
PB Action:	---
Current Status:	Will be heard on August 2, 2012.

6 Kensington Avenue (Case #PB 2012-12)	
Applicant:	Katie-Rose Wagner
Property Owner:	George Hatzis
Agent:	N/A
Legal Notice:	Applicant Katie-Rose Wagner and Owner George Hatzis seek a Special Permit under SZO §6.1.22.D.5 to alter the façade of the existing building including new signage, and to legalize recent alterations including new windows and the infilling of a garage door. CCD 55 zone. Ward 1.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on August 2, 2012.



ASQ Block 4 (Case #PB 2011-15-R1-7/2012)	
Applicant:	AvalonBay Assembly Row TRS, Inc.
Property Owner:	Street Retail Inc.
Agent:	Goulston & Storrs
Legal Notice:	Applicant AvalonBay Assembly Row TRS, Inc. & Owner Street Retail Inc. seek a revision to Special Permit with Site Plan Review–A # PB 2011-15-R1 (7/2012) under SZO §5.3.8 in order to construct an additional tier of parking for a total of 539 parking spaces. The original permit was for final level approval of a planned unit development under the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 for Block 4. Applicant and owner received approval under SZO Article §16.8.3 and §5.2, to construct a 5-story, approx 439,660 gsf project including approx 253 residential units, approx 43,975 gsf of a mix of retail, restaurant and other commercial uses as approved in the PUD-PMP, along with approx 505 parking spaces, two loading bays, and associated service areas. The residential development was subject to inclusionary housing requirements under §13.2. The Applicant and Owner also sought a special permit for signage under §5.1 and §6.4.14 to install signs that are over 35 feet from finished grade. A waiver was required under SZO §6.4.12 and §16.5.5 for fewer loading spaces than required under §9.16.3 and §9.7. A ASMD, PUD-A, WOD Zones. Ward 1.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on August 2, 2012.

ASQ Block 5 (Case #PB 2012-13)	
Applicant:	Street Retail, Inc.
Property Owner:	FR Assembly Sq, LLC- Assembly Square Mall, Federal Realty Investment Trust & others
Agent:	Goodwin Procter LLP
Legal Notice:	Applicant Street Retail, Inc. & Owner FR Assembly Sq, LLC- Assembly Square Mall, Federal Realty Investment Trust & others seek Special Permit with Site Plan Review–A under SZO §7.11.11.10 for a parking lot with approx 206 spaces to serve retail in Blocks 1, 3 & 4. ASMD, PUD-A Zones. Ward 1.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on August 2, 2012.



ASQ Block 6 (Case #PB 2012-14)	
Applicant:	Street Retail, Inc.
Property Owner:	FR Assembly Sq, LLC- Assembly Square Mall, Federal Realty Investment Trust & others
Agent:	Goodwin Procter LLP
Legal Notice:	Applicant Street Retail, Inc. & Owner FR Assembly Sq, LLC- Assembly Square Mall, Federal Realty Investment Trust & others seek Special Permit with Site Plan Review– A under SZO §7.11.11.10 for a parking lot with approx 225 spaces to serve retail in Blocks 1, 3 & 4. ASMD, PUD-A Zones. Ward 1.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on August 2, 2012.

Other Business

Discussion of new application fees:
 Proposed Amendments to Appendix 1A of the Rules & Regulations.

