



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

A joint public hearing for all interested parties will be held by the Planning Board and the Board of Aldermen Land Use Committee on **Thursday, January 24, 2013 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:

**AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE SECTION 6.4.8.D(2)(b) TO PERMIT A GROUND FLOOR SUPERMARKET THAT EXCEEDS THE GROUND LEVEL RETAIL SIZE CAP IN THE ASSEMBLY SQUARE MIXED-USE DISTRICT.**

The Somerville Planning Board will hold a public hearing on **Thursday, January 24, 2013** at 6:30 p.m. at Somerville City Hall, 93 Highland Avenue, Third Floor, Conference Room, Somerville, MA.

<b>56 &amp; 61 Clyde Street (Case #PB 2010-21-R1-12/2012)</b>	
Applicant:	Davis Square Partners
Property Owner:	VIF II/Maxpac Square Owner, LLC
Agent:	
Legal Notice:	Applicant Davis Square Partners and Owner VIF II \ Maxpac Square Owner, LLC, seek a revision to an approved Special Permit with Site Plan Review under §5.3.8 to construct an amenity space in Building A. RB Zone/Planned Unit Development-B (PUD-B1) Overlay Zone/Ward 5
Date(s) of Hearing(s):	1/24
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on January 24, 2013.



<b>70 Prospect Street (Case #PB 2012-21)</b>	
Applicant:	Douglas Beaudet
Property Owner:	Emily Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Douglas Beaudet and Owner Emily Trust, seek a Special Permit with Site Plan Review under SZO §6.1.22.D.1 to construct a new five story building and a Special Permit to establish 14 residential units in the building under SZO §7.13.E. The building would also include approx. 1,500 square feet of retail and 14 at-grade parking spaces. The Applicant and Owner are also seeking a Variance from the side yard setback requirements under SZO §8.5.H, SZO §6.1.22.G.5, and SZO §5.5.3 and a Special Permit under SZO §9.17.2.B for the modification of parking space dimensions and for shared parking between the required residential and commercial parking spaces. CCD 55 zone. Ward 2.
Date(s) of Hearing(s):	1/24
Staff Recommendation:	None at this time.
PB Action:	---
Current Status:	The Applicant will submit a written request to continue the application to February 7, 2013.

**Other Business**

*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)

