



CITY OF SOMERVILLE, MASSACHUSETTS
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PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, December 10, 2015** at 6:00 p.m. in the **Aldermanic Chambers** on the Second Floor of Somerville City Hall, 93 Highland Ave., Somerville, MA.

Previously Opened Cases that are Requesting a Continuance

515 Somerville Avenue (Case #PB 2014-18)	
Applicant:	DEVB, LLC
Property Owner:	DEVB, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, DEVB, LLC, seek a Site Plan Approval for a subdivision under SZO §5.4 to divide 46,852 sf lot into 10 lots and a private way with a 2,650 sf lot min. for a by-right development of 30 residential units in five structures that are 3-4 stories in height. BA zone. Ward 2.
Date(s) of Hearing(s):	10/2, 10/16, 11/6, 11/20, 12/11/14, 1/8/15, 2/5, 2/19, 3/5, 3/19, 3/19, 4/2, 4/16, 5/7, 5/21, 6/4, 7/16, 9/17, 10/8, 10/22, 11/5, 12/10
Staff Recommendation:	None at this time.
PB Action:	Voted on October 22, 2015 to continue the application to December 10, 2015.
Current Status:	The Applicant will submit a written request to continue the application to January 21, 2016.



176-182 Broadway: (Case #PB 2013-16-E1-11/2015)	
Applicant:	Yihe Group
Property Owner:	S&V Realty Trust
Agent:	
Legal Notice:	Applicant Yihe Group and Owner S&V Realty Trust seek a time extension per SZO §5.3.10 for case PB 2013-16. The Special Permit with Site Review per SZO §5.2 was issued to construct a mixed use building of approx 29,000 nsf under §6.1.22.D.1. The uses include small and medium retail of approx 3,300 sf, 19 residential units per SZO §7.13.B, §7.13.C, & §7.13.E. A Special Permit was issued under SZO §5.1 to increase the number of compact parking spaces per SZO §9.13.b and modify the bicycle parking requirement per SZO §9.15.4. Article 13 Inclusionary Housing apply. CCD55 zone. Ward 1.
Date(s) of Hearing(s):	12/10
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on December 10, 2015.

197 Washington St: (Case #PB 2015-11)	
Applicant:	Nu Café Somerville, LLC & 197 Washington Street, LLC
Property Owner:	197 Washington Street, LLC
Agent:	
Legal Notice:	Applicant, Nu Café Somerville, LLC & 197 Washington Street LLC, and Owner, 197 Washington Street LLC, seek a Special Permit with Site Plan Review to establish the Eating and Drinking Use (SZO §7.13.D) of approx. 3,760, a Special Permit for reduction in parking spaces (§9.17.2.A) and a revision to the original approval, Case PB 2014-01, that permitted the construction of two mixed use buildings of approx 46,305 nsf and approx 38,040 nsf under §6.1.22.D.1 and §6.1.22.D.2. The uses included small and medium retail of approx 6,000 sf, 65 residential units per SZO §7.13.B, §7.13.C, & §7.13.E. The approval also included a reduction in the number of parking spaces SZO 9.13.F and 9.17.2.A and a shared driveway and access and shared parking per SZO §9.17.2.B. CCD 55 zone. Ward 3.
Date(s) of Hearing(s):	12/10
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on December 10, 2015.

Other Business

1. Appointment of Community Preservation Act Representative
2. Review of development projects
3. Review of the Inner Belt Brickbottom Plan.

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports

