



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

The Somerville Planning Board will hold a public hearing on **Thursday, February 21, 2013** at 6:00 p.m. at Somerville City Hall, 93 Highland Avenue, Third Floor, Conference Room, Somerville, MA.

**Previously Opened Case that are Requesting a Continuance**

<b>70 Prospect Street (Case #PB 2012-21)</b>	
Applicant:	Douglas Beudet
Property Owner:	Emily Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Douglas Beudet 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, 2/7, 2/21
Staff Recommendation:	None at this time.
PB Action:	Voted on February 7, 2013 to continue the application to February 21, 2013.
Current Status:	The Applicant will submit a written continuance to continue the application to March 7, 2013.



## New Cases to be Opened and Heard

<b>Amendment to add waiver to Assembly Square PUD-PMP (Case #PB 2006-59-R2-1/2013)</b>	
Applicant:	FR Sturtevant Assembly Square, LLC
Property Owner:	FR Sturtevant Assembly Square, LLC
Agent:	Goodwin Procter, LLP
Legal Notice:	Applicant/Owner FR Sturtevant Assembly Square, LLC, a Delaware limited liability company, Street Retail, INC, in its individual capacity and under power of attorney on behalf of FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC and IKEA Property, Inc. seek a amendment to 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 under SZO Article §16.11.3. The amendment will add a waiver is to construct a building with in the 150 foot setback of the Mystic River bank. ASMD / Ward 1.
Date(s) of Hearing(s):	2/21
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on February 21, 2013.

<b>Assembly Square Block 2A (74 Foley Street, 100 Foley Street) (Case #PB 2013-01)</b>	
Applicant:	FR Sturtevant Street, LLC
Property Owner:	FR Sturtevant Street, LLC
Agent:	Goodwin Procter, LLP
Legal Notice:	Applicant/Owner FR Sturtevant Street LLC, a Delaware Limited Liability Company, Street Retail Inc, a Maryland Corporation, SRI Assembly Row B2, LLC, a Delaware Limited Liability Company, SRI Assembly Row B3, LLC, a Delaware Limited Liability Company, SRI Assembly Row B5, LLC, a Delaware Limited Liability Company, SRI Assembly Row B6, LLC, a Delaware Limited Liability Company, SRI Assembly Row B7, LLC, a Delaware Limited Liability Company, SRI Assembly Row B8, LLC, a Delaware Limited Liability Company, SRI Assembly Row B9, LLC, a Delaware Limited Liability Company seek a Special Permit with Site Plan Review–A, final level approval of “Block 2A” of 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. Applicant and owner seek approval under SZO Article §16.8.3 and §5.2, to construct an approx 3,605gsf single-story building for retail or food service use as approved in the PUD-PMP. ASMD / Ward 1.
Date(s) of Hearing(s):	2/21
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on February 21, 2013.



<b>Assembly Square Block 2B (74 Foley Street, 100 Foley Street) (Case #PB 2013-02)</b>	
Applicant:	FR Sturtevant Street, LLC
Property Owner:	FR Sturtevant Street, LLC
Agent:	Goodwin Procter, LLP
Legal Notice:	Applicant/Owner FR Sturtevant Street LLC, a Delaware Limited Liability Company, Street Retail Inc, a Maryland Corporation, SRI Assembly Row B2, LLC, a Delaware Limited Liability Company, SRI Assembly Row B3, LLC, a Delaware Limited Liability Company, SRI Assembly Row B5, LLC, a Delaware Limited Liability Company, SRI Assembly Row B6, LLC, a Delaware Limited Liability Company, SRI Assembly Row B7, LLC, a Delaware Limited Liability Company, SRI Assembly Row B8, LLC, a Delaware Limited Liability Company, SRI Assembly Row B9, LLC, a Delaware Limited Liability Company seek a Special Permit with Site Plan Review–A, final level approval of “Block 2B” of 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. Applicant and owner seek approval under SZO Article §16.8.3 and §5.2, to construct an approx 132,708 gsf, 4-story building. The building will have a mix of uses consisting of retail, restaurants and office. Parking will be located on the street and on Blocks 3, 4, 5 and 6. The Applicant and Owner also seek a special permit for signage under §5.1 and §6.4.14 to install signs that are over 35 feet from finished grade and larger than the by-right size. A waiver is required under SZO §6.4.12 and §16.5.5 for fewer loading spaces than required under §9.16.3 and §9.7. Applicant/Owner is also seeking a waiver for the location of the building that within the 150 foot setback from the Mystic River bank through a Planned Unit Development – Preliminary Master Plan application. ASMD / Ward 1.
Date(s) of Hearing(s):	2/21
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on February 21, 2013.

### **Other Business**

Approval of Assembly Row Storefront and Signage Design Standards.

*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)

