



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

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, April 4, 2013** at 6:00 p.m. in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Previously Opened Case are Requesting a Continuance

70 Prospect Street (Case #PB 2012-21)	
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, 3/7, 3/21,4/4
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 21, 2013 to continue the application to April 4, 2013.
Current Status:	The Applicant will submit a written request to continue the application to April 18, 2013.



771 McGrath Highway (Case #PB 2013-05) re-advertised	
Applicant:	CPC-T Holdings, LLC
Property Owner:	The Stop & Shop Supermarket Company, LLC
Agent:	Joshua Davis, Esq
Legal Notice:	Applicant, CPC-T Holdings, LLC, and Owner, The Stop & Shop Supermarket Company LLC, seek an amendment to a Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on Sept 6, 2001 and Nov 1, 2001 under SZO §16.11 to construct a 121-unit residential building. Waivers are requested to supply tandem parking spaces, a reduction in the requirement for landscaped area, signage area and height and reduced setbacks under SZO §16.5.4 and 16.5.5. BA zone/PUD-B. Ward 1.
Date(s) of Hearing(s):	3/7, 3/21 re-advertised, 4/4
Staff Recommendation:	None at this time.
PB Action:	Voted on March 21, 2013 to continue the application to April 4, 2013.
Current Status:	The Applicant will submit a written request to continue the application to April 18, 2013.

150 & 200 Inner Belt Road (Case #PB 2013-04)	
Applicant:	Fine Art Storage Partners (Somerville) LLC
Property Owner:	Fine Art Storage Partners (Somerville) LLC
Agent:	John J. Slater III
Legal Notice:	Applicant/Owner, Fine Art Storage Partners (Somerville) LLC, seek a Site Plan Approval for a subdivision under SZO §5.4 to divide a 368,388 sf lot into two lots. IA zone. Ward 1.
Date(s) of Hearing(s):	3/7, 3/21, 4/4
Staff Recommendation:	Recommends approval.
PB Action:	Voted on March 21, 2013 to continue the application to April 4, 2013.
Current Status:	The Applicant will submit a written request to continue the application to April 18, 2013.

Previously Opened Cases that will be Heard

315 Broadway / 18 Temple St (Case #PB 2012-22)	
Applicant:	Young Investments, LLC
Property Owner:	Cynthia R. Gilman Irrevocable Trust
Agent:	Terence Morris, Esq
Legal Notice:	Applicant, Young Investments, LLC, and Owner, Cynthia R. Gilman Irrevocable Trust, seek a Special Permit with Site Plan review under SZO §6.1.22.D.1 to construct a new five story building, a Special Permit to establish 56 residential units in the building (§7.13.E), a Special Permit to establish 7700 sf of Use Cluster C – Medium Retail and Service, and a Special Permit for signage (§6.1.22.D.5.a). The site would include 68 parking spaces. The existing structure would be demolished. CCD 55 zone. Ward 4.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 21, 2013 to continue the application to April 4, 2013.
Current Status:	Will be heard on April 4, 2013.



84 & 90 Washington St (Case #PB 2013-03)	
Applicant:	Cobble Hill Apartment Company
Property Owner:	Cobble Hill Apartment Company
Agent:	Richard Di Girolamo, Esq
Legal Notice:	Applicant/Owner Cobble Hill Apartment Company seek a Site Plan Approval for a subdivision under SZO §5.4 to divide a 437,090 sf lot into two lots of 173,748 sf and 263,371 sf for a future development proposal for 159 residential units and approx 13,200 sf of commercial space. BB zone. Ward 1.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 21, 2013 to continue the application to April 4, 2013.
Current Status:	Will be heard on April 4, 2013.

205 Broadway (Case #PB 2013-06)	
Applicant:	BB Broadway LLC
Property Owner:	Maurice Haddad
Agent:	Adam Dash, Esq
Legal Notice:	Applicant, BB Broadway LLC, and Owner, Maurice Haddad, seek Site Plan Approval (SZO §5.4 & 6.1.22.D.2) to construct a two-story retail building, for reduced number of parking spaces under §9.17 and Special Permit for signage under §6.1.22.5.a. CCD 55 zone. Ward 1.
Date(s) of Hearing(s):	3/7, 3/21, 4/4
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 21, 2013 to continue the application to April 4, 2013.
Current Status:	Will be heard on April 4, 2013.

Other Business

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

