



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, June 19, 2014** at 6:00 p.m. at the Visiting Nurse Association, 259 Lowell Street, 3rd Floor, Community Room, Somerville, MA.

Previously Opened Case that are Requesting a Continuance

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, 4/18, 5/2, 5/16, 6/20, 7/11, 8/8, 8/22, 10/3, 10/17, 11/7, 11/21, 12/12/13, 1/2/14, 2/20, 3/6, 3/20, 4/3, 4/17, 5/8, 5/22, 6/5, 6/19
Staff Recommendation:	None at this time.
PB Action:	Voted on June 5, 2014 to continue the application to June 19, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 10, 2014.



161 Broadway (Case #PB 2014-08)	
Applicant:	PJ's Motor Cars, Inc.
Property Owner:	Somerville Realty Ventures, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, PJ's Motor Cars, Inc., and Owner, Somerville Realty Ventures, LLC, seek a Special Permit under SZO Section 6.1.22.D.5.a to alter the structure by adding a garage door and relocating a man door to provide access to Minnesota Ave. CCD 55 / 1
Date(s) of Hearing(s):	4/17, 5/8, 5/22, 6/5, 6/19
Staff Recommendation:	Unable to recommend approval.
PB Action:	Voted on June 5, 2014 to continue the application to June 19, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 10, 2014.

New Cases to be Opened and Heard

APPLICATION FOR MODIFICATIONS TO PRELIMINARY MASTER PLAN APPROVAL FOR PLANNED UNIT DEVELOPMENT - ASSEMBLY SQUARE (Case: PB 2006-59-R2-05/2014)	
Applicant:	Street Retail, Inc.
Property Owner:	FR Assembly Square, LLC, 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 Row B7, LLC, SRI Assembly Row B8, LLC, SRI Assembly Row B9, LLC, as tenants in common (Parcels: 86-a-1, 67-a-2, 67-a-6, 67-a-7, 85-a-5, 85-a-8, 85-a-9, 85-a-10, 85-a-11, 85-a-12, 85-a-13, 85-a-14, 85-a-15, 85-a-16, 85-a-17, 85-a-18, 99-a-8, 99-a-13, 99-a-14, 99-a-15, 99-a-16, 99-a-17, 99-a-18). Conveyed to MBTA: 85-a-19, 99-a-10a, 99-a-19. One Waiver is sought (S.Z.O. §16.8.2.6) from the requirement for contour elevations in two foot increments (S.Z.O. §6.4.12). Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A).
Agent:	Attorney Robert A. Fishman
Legal Notice:	The Applicant, Street Retail, Inc., and its Agent, Attorney Robert A. Fishman, seek approval of a Major Amendment of a preliminary master plan (S.Z.O. §16.11.3) for a Planned Unit Development (PUD) project to construct buildings containing a mix of retail, restaurant, business, residential, cinema, office, laboratory, boat storage, research and development, medical office, hotel, manufacturing and other commercial uses. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2). The Owners of the parcels within the boundaries of the proposed PUD include FR Assembly Square, LLC, 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 Row B7, LLC, SRI Assembly Row B8, LLC, SRI Assembly Row B9, LLC, as tenants in common (Parcels: 86-a-1, 67-a-2, 67-a-6, 67-a-7, 85-a-5, 85-a-8, 85-a-9, 85-a-10, 85-a-11, 85-a-12, 85-a-13, 85-a-14, 85-a-15, 85-a-16, 85-a-17, 85-a-18, 99-a-8, 99-a-13, 99-a-14, 99-a-15, 99-a-16, 99-a-17, 99-a-18). Conveyed to MBTA: 85-a-19, 99-a-10a, 99-a-19. One Waiver is sought (S.Z.O. §16.8.2.6) from the requirement for contour elevations in two foot increments (S.Z.O. §6.4.12). Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A).
Date(s) of Hearing(s):	6/19
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on June 19, 2014.



83-91 Broadway (Case #PB 2014-15)	
Applicant:	Jose Miguel Rodrigues
Property Owner:	Jose Miguel Rodrigues
Agent:	N/A
Legal Notice:	Applicant and Owner, Jose Miguel Rodrigues, seeks a Special Permit under SZO §6.1.22.D.5.a to alter a nonconforming structure which includes modifications to signage, doors, and windows. CCD45 zone. Ward 1.
Date(s) of Hearing(s):	6/19
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on June 19, 2014.

Other Business

- Discuss and submit comments to the Historic Preservation Division regarding the de-designation of 72R Dane Street, a single-building local historic district.

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports