



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, July 16, 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
Staff Recommendation:	None at this time.
PB Action:	Voted on May 21, 2015 to continue the application to July 16, 2015.
Current Status:	The Applicant will submit a written request to continue the application to August 6, 2015.



New Cases to be Opened that are Requesting a Continuance

31-33 Union Sq: (Case #PB 2015-09)	
Applicant:	J.J. Vaccaro, Inc.
Property Owner:	Tribeca Management
Agent:	N/A
Legal Notice:	Applicant, J.J. Vaccaro, Inc., & Owner, Tribeca Management, seek a Special Permit under SZO 6.1.22.D.5.a. to alter the façade and stall signage. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	7/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	The Applicant will submit a written request to continue the application to August 6, 2015.

Previously Opened Cases that will be Heard

328 Broadway (Case #PB 2015-04)	
Applicant:	Jeffrey Aaron Rowe
Property Owner:	John Holmes
Agent:	
Legal Notice:	Applicant, Jeffrey Aaron Rowe, and Owner, John Holmes, seek a Special Permit with Site Review, to establish an eating and drinking establishment and a Special Permit for alterations to the building including signage. CCD 55. Ward 4.
Date(s) of Hearing(s):	6/25, 7/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 25, 2015 to continue the application to July 16, 2015.
Current Status:	Will be heard on July 16, 2015.

Assembly Row Block 9 (Case #PB 2015-07)	
Applicant:	Street Retail, Inc.
Property Owner:	FR Sturtevant, LLC, et al
Agent:	Robert A. Fishman, Esq.
Legal Notice:	Applicant, Street Retail, Inc., and Owners, FR Sturtevant Street, LLC, Street Retail, Inc, 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, SRI Assembly Row B9, LLC, seek a Special Permit with Site Plan Review–A under SZO §7.11.11.10 for a temporary parking lot with approx 72 spaces to serve retail/restaurant Assembly Row. The Applicant and Owner also seek waivers (S.Z.O. §6.4.12 & 16.5.5) for submission of elevations, floor plan, shadow analysis, traffic/parking analysis, LEED worksheet and conceptual 3D model under §5.3.2.10. ASMD, PUD-A Zones. Ward 1.
Date(s) of Hearing(s):	6/25, 7/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 25, 2015 to continue the application to July 16, 2015.
Current Status:	Will be heard on July 16, 2015.

New Cases that will be Opened and Heard

400-499 Assembly Row (Block 5): (Case #PB 2014-34-R1-5/2015)	
Applicant:	SRI Assembly Row B5, LLC
Property Owner:	SRI Assembly Row B5, LLC
Agent:	Robert A. Fishman, Esq.
Legal Notice:	Applicant and Owner, SRI Assembly Row B5, LLC, seek a revision to Special Permit with Site Plan Review–A #PB2014-34 under SZO §5.3.8 in order to increase the number of residential units to 134, retail space to approx. 22,000 sf, parking spaces to approx. 216, increase height of tower and rear massing, and a Special Permit to modify parking space dimensions under SZO §9.13.b. The original permit was for final level approval of “Block 5” (identified as MBL 85-A-12) 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 and June 19, 2014. Applicant and owner received approval under SZO Article §16.8.3 and §5.2 to construct a mixed-use building with approx. 20,000 sf retail/restaurant space, 104 residential units, 155 hotel units and approx. 181 parking spaces. The uses include those approved in the PUD-PMP. The residential development is subject to inclusionary housing requirements. The Applicant and Owner also received waivers (S.Z.O. §6.4.12 & 16.5.5) for fewer loading spaces than required under §9.16.3 and §9.7, submission of a landscape and screening plan under §5.3.2.10, and from regulations of forthcoming zoning amendments as permitted by §16.10.2 of the SZO. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1
Date(s) of Hearing(s):	7/16
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on July 16, 2015.

Other Business

None

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

