



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

A **public meeting** for all interested parties will be held by the Planning Board on **Thursday, August 22, 2013** at 6:00 p.m. at the Visiting Nurses Association in the Community Room, 259 Lowell St, Somerville, MA.

**Proposed Somerville Zoning Ordinance Amendment**

**AN ORDINANCE AMENDING THE ZONING MAP TO PLACE ADDITIONAL LAND IN UNION SQUARE AND ON PROSPECT HILL INTO THE CCD-55 ZONING DISTRICT. THIS AMENDMENT, SUBMITTED BY SUNOCO INC AND KRISTCO REALTY LLC, WILL CHANGE THE ZONING OF PARCELS ALONG THE WESTERN SIDE OF MCGRATH HWY FROM WASHINGTON ST TO GREENVILLE ST FROM BUSINESS B TO CCD-55 AND ALONG THE SOUTH SIDE OF SOMERVILLE AVE FROM CHURCH ST TO DANE ST FROM BUSINESS A AND INDUSTRIAL A TO CCD-55.**

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, August 22, 2013** at 6:00 p.m. at the Visiting Nurses Association in the Community Room, 259 Lowell St, Somerville, MA.



### Previously Opened Cases that are Requesting Continuances

<b>771 McGrath Highway (Case #PB 2013-05) re-advertised</b>	
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 <i>re-advertised</i> , 4/4, 4/18, 5/2, 5/16, 6/20, 7/11, 8/8, 8/22
Staff Recommendation:	None at this time.
PB Action:	Voted on August 8, 2013 to continue the application to August 22, 2013.
Current Status:	The Applicant submitted a written request to continue the application to September 5, 2013.

<b>2-8 Broadway (Case #PB 2013-15)</b>	
Applicant:	Lolastar, LLC
Property Owner:	Lolastar, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, Lolastar, LLC, seek a Special Permit with Site Plan Review under SZO §6.5.D.1 & 7.13.E to establish 11 residential units and under SZO §6.5.D.2 to establish by-right uses §7.13B, and 7.13.C small and/or medium retail. The applicant seeks approval under SZO §9.17.2.A for reduced parking requirements, and §6.5.G.18 for the reduced lot area and §6.5.D.5 to alter facades and signage. Article 13 Inclusionary Housing will apply. TOD 55. Ward 1.
Date(s) of Hearing(s):	8/8, 8/22
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on August 8, 2013 to continue the application to August 22, 2013.
Current Status:	The Agent, on behalf of the owner, submitted a written request to continue the application to September 5, 2013.

### Other Business

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)

