



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

A joint public hearing for all interested parties will be held by the Planning Board and the Board of Aldermen Land Use Committee on **Thursday, May 16, 2013 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE WITH RESPECT TO MODIFICATIONS TO ARTICLE 15 –LINKAGE. THIS AMENDMENT WILL AMEND USES THAT TRIGGER LINKAGE, ADJUST THE SQUARE FOOT THRESHOLD, INCREASE THE LINKAGE FEE AND CHANGE THE FEE CALCULATION FORMULA, MODIFYING SECTIONS 15.2, 15.3 & 15.5.

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.

**Please note that the following item will not be heard on May 16, 2013:*

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE SECTION 6.4.8.D(2)(b) TO PERMIT A GROUND FLOOR SUPERMARKET THAT EXCEEDS THE GROUND LEVEL RETAIL SIZE CAP IN THE ASSEMBLY SQUARE MIXED-USE DISTRICT.



A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, May 16, 2013** at 6:00 p.m. in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Previously Opened Cases that are Requesting a Continuance

| 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, 4/18, 5/16 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | Voted on April 4, 2013 to continue the application to May 16, 2013. |
| Current Status: | The Applicant will submit a written request to continue the application to June 6, 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, 4/18, 5/2, 5/16 |
| Staff Recommendation: | Recommends approval. |
| PB Action: | Voted on May 2, 2013 to continue the application to May 16, 2013. |
| Current Status: | The Applicant will submit a written request to continue the application to June 6, 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, 4/18, 5/2, 5/16 |
| Staff Recommendation: | None at this time. |
| PB Action: | Voted on May 2, 2013 to continue the application to May 16, 2013. |
| Current Status: | The Applicant will submit a written request to continue the application to June 20, 2013. |

New Cases To be Opened and Heard

| 230 Somerville Avenue (Case #PB 2013-10) | |
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| Applicant: | George Moussallem |
| Property Owner: | TYR TWO Realty Trust |
| Agent: | N/A |
| Legal Notice: | Applicant, George Moussallem, and Owner, TYR TWO Realty Trust, seek a Special Permit under SZO §4.4.1 to alter the façade of a non-conforming building, SZO §9.4 for 3 spaces of parking relief, and a Special Permit with Site Plan Review under SZO §7.13.c to establish 3 residential units. CCD 55 zone. Ward 2. |
| Date(s) of Hearing(s): | 5/16 |
| Staff Recommendation: | The Applicant will submit a request to Withdraw the Application without Prejudice. |
| PB Action: | --- |
| Current Status: | Will be heard on May 16, 2013. |

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| 75 Mystic Avenue (Case PB #2013-09) | |
| Applicant: | Rich Almeida for the Home Depot Somerville, MA |
| Property Owner: | Stephen Bobrow |
| Agent: | |
| Legal Notice: | Applicant, Rich Almeida for The Home Depot Somerville MA, and Owner, Stephen Bobrow, seek a Special Permit with Site Plan Review (SPSR) to be able to revise SPSR # 91.49 and PB 2012-08 to allow for outside display of garden plants in the parking lot for one year. ASMD. Ward 1. |
| Date(s) of Hearing(s): | 5/16 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | --- |
| Current Status: | Will be heard on May 16, 2013. |

Other Business

None

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

