



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 6, 2013** at 6:00 p.m. at the **Visiting Nurse Association, 259 Lowell Street, 3rd Floor, Community Room, Somerville**. The legal notice had originally advertised the hearing to be in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA but it has been moved to the Visiting Nurse Association.

Note: The two zoning items are not public hearings and have been moved to the 'Other Business' section of the agenda. No new testimony will be taken on these items but the items may be discussed by the Planning Board.

Previously Opened Cases that are Requesting Continuances

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

New Cases To be Opened and are Requesting a Continuance



181 & 197 Washington Street (Case #PB 2013-08)	
Applicant:	CPI-SCC, LLC
Property Owner:	The Somerville Community Corporation, Inc. & A&M Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant CPI-SCC, llc and Owners The Somerville Community Corporation, Inc and A&M Realty Trust seek a Special Permit with Site Review (SZO §5.2) to construct two mixed use buildings of approx 34,696 nsf and approx 32,466 nsf under §6.1.22.D.1 and §6.1.22.D.2. The uses include small and medium retail of approx 6,500 84 residential units per SZO §7.13.B, §7.13.C, & §7.13.E and a by-right office use of approx 2,770 sf per §7.13.A. The applicant seeks a Special Permit under SZO §5.1 to reduce the number of parking spaces SZO 9.13.F and 9.17.2.A, to share a driveway and access per SZO §9.17.2.B and shared parking and loading per SZO §9.17.2.B. Article 13 Inclusionary Housing will apply. CCD55 zone. Ward 3.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	None at this time.
PB Action:	---
Current Status:	The Applicant submitted a written request to continue the application to June 20, 2013.

181 & 197 Washington Street (Case #PB 2013-11)	
Applicant:	CPI-SCC, LLC
Property Owner:	The Somerville Community Corporation, Inc. & A&M Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, CPI-SCC, LLC and Owner The Somerville Community Corporation, Inc and A&M Realty Trust seek a Site Plan Approval for a subdivision under SZO §5.4 to take 2,411 sf of a 27,225 sf lot at 181 Washington St. and transfer it to the 24,063 sf lot at 197 Washington St. for a future development proposal for 84 residential units and approx 6,500 sf of commercial space and 2,770 of office space. CCD55 zone. Ward 3.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	None at this time.
PB Action:	---
Current Status:	The Applicant submitted a written request to continue the application to June 20, 2013.

New Cases to be Opened and Heard

<u>201 Assembly Square Drive, Assembly Square Block 7 (300-398 Foley Street), and Assembly Square Block 8 (400-498 Foley Street): (Case #PB 2013-12)</u>	
Applicant:	Cavalía USA, Inc.
Property Owner:	IKEA Property, Inc. & FR Sturtevant Street, LLC
Agent:	Street Retail Inc.
Legal Notice:	Applicant Cavalía USA, Inc. and Owners IKEA Property, Inc. and FR Sturtevant Street LLC, a Delaware Limited Liability Company, Street Retail Inc, a Maryland Corporation, SRI Assembly Row B2, LLC, a Delaware Limited Liability Company, SRI Assembly Row B3, LLC, a Delaware Limited Liability Company, SRI Assembly Row B5, LLC, a Delaware Limited Liability Company, SRI Assembly Row B6, LLC, a Delaware Limited Liability Company, SRI Assembly Row B7, LLC, a Delaware Limited Liability Company, SRI Assembly Row B8, LLC, a Delaware Limited Liability Company, SRI Assembly Row B9, LLC, a Delaware Limited Liability Company seek a Special Permit with Site Plan Review–A for “Phase IAA” of a Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010. Applicant and owner seek approval under SZO Article §7.11.6.4.B, §7.11.11.10.B, §16.8.3, §5.2, to establish and maintain a public assembly use for up to 6 months at one time, ancillary interim parking facilities, including temporary structures of up to 85,700 sf and 125 ft in height along with temporary accessory structures. ASMD zone. Ward 1.
Date(s) of Hearing(s):	6/6
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on June 6, 2013.

Other Business

- Review of Revised Draft Application Form
- **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.**

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

