



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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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, July 18, 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 TO ADD SECTION 7.15 TITLED MEDICAL MARIJUANA TREATMENT FACILITIES.

AN ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING DISTRICT OF 9 MEDFORD STREET (MBL 114-A-1) FROM BUSINESS-A TO TOD100.

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE SECTION 7.11.9.2 TO SEPARATE SUPERMARKET FROM GENERAL MERCHANDISE AND DEPARTMENT STORE IN THE USE TABLE AND SECTION 2.2 TO ADD DEFINITIONS OF THESE USES.

A **public meeting** for all interested parties will be held by the Planning Board on **Thursday, July 18, 2013** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

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, 6/20, 7/11, 7/18
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on July 11, 2013 to continue the application to July 18, 2013.
Current Status:	Will be heard on July 18, 2013.

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, 6/20, 7/11
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on July 11, 2013 to continue the application to July 18, 2013.
Current Status:	Will be heard on July 18, 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, 6/20, 7/11
Staff Recommendation:	Recommends approval.
PB Action:	Voted on July 11, 2013 to continue the application to July 18, 2013.
Current Status:	Will be heard on July 18, 2013.

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

www.somervillema.gov/planningandzoning/reports

