



**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, October 3, 2013** at the **Visiting Nurse Association**, 259 Lowell Street, Community Room, 3<sup>rd</sup> Floor, Somerville, MA.

**REQUESTING AN AMENDMENT TO THE ZONING ORDINANCE TO ADD A NEW SECTION 6.6: NORTH POINT SPECIAL DISTRICT, MODIFY SECTION 5.4: DESIGN AND SITE PLAN REVIEW, AND MAKE RELATED MODIFICATIONS TO SECTIONS 2, 3, 5, 6, 7, 8 AND 17.**

**THAT THE ZONING ORDINANCE IS HEREBY AMENDED BY CHANGING ALL CCD 55 ZONING DISTRICTS IN WARD 3 TO CCD 45.**

**THAT THE ZONING ORDINANCE IS HEREBY AMENDED BY CHANGING ALL CCD45 AND CCD55 ZONING DISTRICTS IN WARD 4 TO RC ZONING DISTRICTS.**

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, October 3, 2013** at the **Visiting Nurse Association**, 259 Lowell Street, Community Room, 3<sup>rd</sup> Floor, 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, 10/3
Staff Recommendation:	None at this time.
PB Action:	Voted on September 19, 2013 to continue the application to October 3, 2013.
Current Status:	Applicant submitted a continuance request to January 2, 2014.

### Previously Opened Cases that Will Be Heard

<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, 10/3
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on September 19, 2013 to continue the application to October 3, 2013.
Current Status:	Will be heard.

<b>355 Artisan Way (ASQ Block 3) (Case #PB 2011-16-R1-8/2013)</b>	
Applicant:	Street Retail, Inc.
Property Owner:	Street Retail, Inc.
Agent:	Goodwin Procter, LLP
Legal Notice:	Applicant and Owner, Street Retail Inc. seek a revision to alter design features of the building that permitted by Special Permit with Site Plan Review-A (SPSR-A), PB 2011-16, final level approval of "Block 3" 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. The original SPSR-A applicant included approval under SZO Article §16.8.3 and §5.2, to construct an approx 417,204 gsf project including 2 levels of retail, restaurant, and other commercial uses as approved in the PUD-PMP and a 60,000 sf cinema, along with approx 571 parking spaces in a 5-story garage, two loading bays, and associated service areas. The Applicant and Owner also received a special permit for signage under §5.1 and §6.4.14 to install signs that are over 35 feet from finished grade and larger than the by-right size and a waiver under SZO §6.4.12 and §16.5.5 for fewer loading spaces than required under §9.16.3 and §9.7. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Conditional Approval
PB Action:	---
Current Status:	Will be heard.

### **Community Preservation Committee Appointment**

The City of Somerville is seeking a member of the Planning Board to serve on the newly formed Community Preservation Committee, the body responsible for overseeing the Community Preservation Act (CPA) in Somerville. The CPA [ordinance](#) requires that a member of the Planning Board serve on the committee in addition to four members from the general public and a member from each of the following bodies: the Historic Preservation Commission, the Conservation Commission, the Parks and Open Space Department, and the Housing Authority (for a total of nine members).

*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)

