



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, November 7, 2013** at 6:00 p.m. in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Ave., Somerville, MA.

Previously Opened Cases that have been Granted Continuances

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, 7/11, 8/8, 8/22, 10/3, 10/17, 11/7
Staff Recommendation:	None at this time.
PB Action:	Voted on October 17, 2013 to continue the application to January 2, 2014.
Current Status:	Continuance granted to January 2, 2014.



New Cases to be Opened and Heard

779 McGrath Highway (Case #PB 2013-18)	
Applicant:	Keith Mozer
Property Owner:	The Stop & Shop Supermarket Company, LLC
Agent:	n/a
Legal Notice:	Applicant, Keith Mozer, and Owner, The Stop & Shop Supermarket Company, LLC, seek a Special Permit with Site Plan Review (SPSR) to revise (SZO § 5.3.8) a site plan that the Planning Board approved in Nov 2001 in order to add storage lockers for pick-up service offered by Stop & Shop. This site is part of a Planned Unit Development that was approved by the Board in Sept 2001.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Recommends Conditional Approval
PB Action:	
Current Status:	Will be heard.

125 Broadway (Case #PB 2013-19)	
Applicant:	Image One Industries
Property Owner:	Santander
Agent:	Carolyn Parker
Legal Notice:	Applicant, Image One Industries, and Owner, Santander, seeks a Special Permit under SZO §6.1.22.D.5.a to modify signage at an existing commercial structure. CCD 45. Ward 1.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Recommends Conditional Approval
PB Action:	
Current Status:	Will be heard.

38 Union Square (Case #PB 2013-20)	
Applicant:	East Boston Savings Bank
Property Owner:	Joseph Vaccaro
Agent:	Batten Bros., Inc
Legal Notice:	Applicant, East Boston Savings Bank, and Owner, Joseph Vaccaro, seek a Special Permit seeks under SZO §6.1.22.D.5 to install signage for a bank.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Recommends Conditional Approval
PB Action:	
Current Status:	Will be heard.

9 & 39 Medford Street (Case #PB 2013-17)	
Applicant:	Berkeley Investments
Property Owner:	Medford Freezer Realty, Inc.
Agent:	Adam Dash
Legal Notice:	Applicant, Berkeley Investments, and Owner, Medford Freezer Realty, Inc., seek a Special Permit with Site Plan Review under SZO §6.5.D.5 to alter an existing façade including signage & 7.13.E to establish 100 residential units including artist live/work space. The applicant seeks approval under SZO §9.17.2.B for modification of the parking/loading standards. Article 13 Inclusionary Housing will apply. TOD 100. Ward 2.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Recommends Conditional Approval
PB Action:	
Current Status:	Will be heard.

Other Business

n/a

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

