



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
LORI MASSA, *SENIOR PLANNER*
AMIE HAYES, *PLANNER*
MELISSA WOODS, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

MEMBERS

KEVIN PRIOR, *CHAIRMAN*
MICHAEL A. CAPUANO, *ESQ.*
JOSEPH FAVALORO
JAMES KIRYLO
ELIZABETH MORONEY
GERARD AMARAL (ALT)

PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, May 8, 2014** at 6:00 p.m. at the Visiting Nurse Association, 259 Lowell Street, 3rd Floor, Community Room, Somerville, MA.

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 <i>re-advertised</i> , 4/4, 4/18, 5/2, 5/16, 6/20, 7/11, 8/8, 8/22, 10/3, 10/17, 11/7, 11/21, 12/12/13, 1/2/14, 2/20, 3/6, 3/20, 4/3, 4/17, 5/8
Staff Recommendation:	None at this time.
PB Action:	Voted on April 17, 2014 to continue the application to May 8, 2014.
Current Status:	The Applicant will submit a written request to continue the application to May 22, 2014.



161 Broadway (Case #PB 2014-08)	
Applicant:	PJ's Motor Cars, Inc.
Property Owner:	Somerville Realty Ventures, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, PJ's Motor Cars, Inc., and Owner, Somerville Realty Ventures, LLC, seek a Special Permit under SZO Section 6.1.22.D.5.a to alter the structure by adding a garage door and relocating a man door to provide access to Minnesota Ave. CCD 55 / 1
Date(s) of Hearing(s):	4/17, 5/8
Staff Recommendation:	Unable to recommend approval.
PB Action:	Voted on April 17, 2014 to continue the application to May 8, 2014.
Current Status:	The Applicant will submit a written request to continue the application to May 22, 2014.

New Cases to be Opened and Heard

844 McGrath Highway (Case #PB 2014-10)	
Applicant:	Sprint Spectrum
Property Owner:	Cummings-Middlesex Somerville, LLC
Agent:	Gerry Squires
Legal Notice:	Applicant, Sprint Spectrum, and Owner, Cummings-Middlesex Somerville, LLC, seek a Special Permit under SZO §7.11.15.3 and SZO §14 to add equipment to a wireless communication facility which includes the installation of new panel antennas and remote radio heads. ASMD zone. Ward 1.
Date(s) of Hearing(s):	5/8
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on May 8, 2014.

73-76 Union Square (Case #PB 2014-11)	
Applicant:	The Independent
Property Owner:	Independent Realty Trust
Agent:	N/A
Legal Notice:	Applicant, The Independent, and Owner, Independent Realty Trust, seeks a Special Permit under SZO §6.1.22.D.6 to establish an outdoor seating area. CCD 55 zone. Ward 3.
Date(s) of Hearing(s):	5/8
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on May 8, 2014.



2-8 Broadway/8 Mount Pleasant Street (Case #PB 2014-12)	
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 19 residential units and under SZO §6.5.D.2 to establish by-right uses §7.13.B, and 7.13.C small and/or medium retail. The applicant seeks approval under SZO §9.17.2 for reduced parking requirements and compact spaces, 9.15.4 modification of the bicycle parking requirement, 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):	5/8
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on May 8, 2014.

Other Business

Assembly Row Signage Standards

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

