



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, September 19, 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:

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 meeting** for all interested parties will be held by the Planning Board on **Thursday, September 19, 2013** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Previously Opened Cases that are Requesting 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 <i>re-advertised</i> , 4/4, 4/18, 5/2, 5/16, 6/20, 7/11, 8/8, 8/22
Staff Recommendation:	None at this time.
PB Action:	Voted on August 22, 2013 to continue the application to September 19, 2013.
Current Status:	The Applicant submitted a written request to continue the application to October 3, 2013.

Previously Opened Cases that Will Be Heard

2-8 Broadway (Case #PB 2013-15)	
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
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on August 22, 2013 to continue the application to September 3, 2013.
Current Status:	Will be heard on September 19, 2013.

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). The Planning Board designation will be approved by the Board of Alderman.

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

www.somervillema.gov/planningandzoning/reports

