



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, July 11, 2013** at 6:00 p.m. at the **Argenziano School, 290 Washington St, 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 re-advertised, 4/4, 4/18, 5/2, 5/16, 6/20, 7/11
Staff Recommendation:	None at this time.
PB Action:	Voted on June 20, 2013 to continue the application to July 11, 2013.
Current Status:	The Applicant submitted a written request to continue the application to August 22, 2013.



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, 7/10
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on June 20, 2013 to continue the application to July 11, 2013.
Current Status:	Will be heard on July 11, 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 June 20, 2013 to continue the application to July 11, 2013.
Current Status:	Will be heard on July 11, 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 June 20, 2013 to continue the application to July 11, 2013.
Current Status:	Will be heard on July 11, 2013.

New Cases to be Opened and are Requesting a Continuance

None

New Cases to be Opened and Heard

None

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

www.somervillema.gov/planningandzoning/reports

