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OFFICE OF STRATEGIC PLANNING & COMMUNITY
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PLANNING BOARD AGENDA

A public hearing for all interested parties will be held by the Planning Board on **Thursday, August 5, 2010** 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:

New Cases to be Opened and Heard

**APPLICATION FOR MODIFICATIONS TO PRELIMINARY MASTER PLAN
APPROVAL FOR PLANNED UNIT DEVELOPMENT - ASSEMBLY SQUARE (PB
06.59-R0710)**

The Applicant, FR Sturtevant Street, LLC, and its Agent, Hugh Hahn, Vanasse Hangen Brustlin, Inc. seek approval of a Major Amendment of a preliminary master plan (S.Z.O. §16.11.3.1) for a Planned Unit Development (PUD) project to construct buildings containing a mix of retail, restaurant, business, residential, cinema, office, laboratory, boat storage, research and development, medical office, hotel, manufacturing and other commercial uses. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2).

The Owners of the parcels within the boundaries of the proposed PUD include (i) FR Sturtevant Street, LLC, Street Retail, Inc., SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B4, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, SRI Assembly Row B9, LLC, as tenants in common (Parcels 85-A-1, 85-A-2, 85-A-2A, 85-A-3, 85-A-4, 85-A-6, 85-A-7, 99-A-2, 99-A-3, 99-A-4 (Part), 99-A-9, 99-A-9A, 99-A-8 (Part), 99-A-11, 101-B-24(Part)), (ii) IKEA Property, Inc. (Parcels 99-A-4 (Part), 99-A-5 (Part), 99-A-6, 99-A-7, 99-A-8 (Part), 99-A-12, 101-B-24 (Part)), (iii) FR Assembly Square, LLC (Parcels 67-A-2, 86-A-1), (iv) Department of Conservation and Recreation (Parcel 85-A-5), and (v) 99 Foley Street, LLC (Parcel 99-A-10). Two Waivers are sought (S.Z.O. §16.5.4) as to maximum height a) for buildings within 150 feet



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of the Mystic River bank; and, b) for buildings between 150 feet and 250 feet of the Mystic River bank, with respect to a portion of the PUD (S.Z.O. §6.4.6(f); 6.4.12).

Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A).
Recommends conditional approval.

Continued Cases from Previous Hearings

1 Benton Road: (Case PB #2009-17) Applicant/Owner, MLM Realty Trust, seeks Site Plan Approval under SZO §5.4 and §8.8 in order to subdivide an existing land parcel into two separate parcels of 12,296± sf and 9,622± sf. RB zone. Ward 3.

Requests continuance

299 Broadway (Case #PB 2010-04) Applicant/Owner, Comar Real Estate Trust – James Cohen, Trustee, seek a special permit for the use of a Large Retail general merchandise store (SZO §7.13.K) and a special permit to alter the structure and signage (§6.1.22.D.5). CCD 55. Ward 4.

Requests continuance

A public meeting for all interested parties will be held by the Planning Board on **Thursday, August 5, 2010 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

415A Medford St: (Case #ZBA 2010-34) Applicant and Owner, Antonio Ferreira, seeks a Special Permit under SZO §4.4.1 to alter the façade of a non-conforming structure in order to create a new commercial unit within the existing building. RB zone. Ward 4

Recommends conditional approval

50-52 Waterhouse St: (Case #ZBA 2010-35) Applicant, Derick Snare and Owner, 50 H20 LLC, seeks a Special Permit under SZO §4.4.1 in order to construct a dormer and rear yard deck on a three-unit structure. RB zone. Ward 7.

Recommends conditional approval

221 Morrison Ave: (Case #ZBA 2010-36) Applicants & Owners Ron and Linde Dynneson seek a Special Permit with design review under SZO §7.11.3.g to establish use as a historic bed and breakfast, construct a 1,149 sq ft addition to the rear of the non-conforming structure (§4.4.1), and provide one parking space per every three guest rooms (§9.5.3.d). RA zone. Ward 6.

Recommends conditional approval

23-25 Cross St: (Case #ZBA 2010-37) Applicant Peter Conti & Owner Robert Laquidara seek a special permit (SZO §4.4.1) to construct a 12'x 12' deck on the second story roof of a nonconforming dwelling. RB zone. Ward 1.

Recommends conditional approval

Other Business:

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

www.somervillema.gov/planningandzoning/reports



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