



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
MAYOR

STAFF PRESENT

CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

MEMBERS PRESENT

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

MINUTES

A public hearing for all interested parties was held by the Somerville Planning Board on **Thursday, October 16, 2007** 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 was to receive public comments concerning proposed revisions to an approved Phase of a Planned Unit Development.

34 & 100 Assembly Square Drive (formerly Sturtevant Street) (“IKEA” site): (PB2007-29-R0908) The Applicant, IKEA Properties, Inc., Owner, FR Sturtevant Street, LLC, and their Agent, Vanasse Hangen Brustlin, Inc. seek to revise a previously approved Special Permit with Site Plan Review-A final level approval of a phase (“Phase 1AA”) of a planned unit development (S.Z.O. §16.8.3) including a store selling furniture, home furnishings, and carpets (IKEA) (S.Z.O. §7.11.9.7.c) and a restaurant (S.Z.O. §7.11.10.1.1.c), and roadways, infrastructure, and associated improvements serving Phase 1AA, all under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006. The Applicant also seeks to revise a previously approved Special Permit for signage for Phase 1AA (S.Z.O. §6.4.14.C & §12.4). Proposed changes would also require certain conditions of earlier permits to be revised.

The owners of the parcels subject to these applications are:

FR Sturtevant Street, LLC – Parcels 99-A-2, 99-A-3, 99-A-4, 99-A-5, 99-A-7, 99-A-8, 99-A-6, 101-B-24

FR Assembly Square, LLC – Parcels 67-A-1, 86-A-1

These parcels are also commonly known as 16-34 and 100 Assembly Square Drive (f/k/a Sturtevant Street), 123 and 147 Foley Street, the so-called “Yard 21 Parcel” and the proposed area of Assembly Square Drive.

Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District-A (PUD-A). Ward 1.

As advised by legal counsel, Ms. Bohan recused herself.

The Applicant explained the changes to the plan that came about due to continual internal review of details of the project. Revisions are necessary to meet the building code, to establish a structural



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
MAYOR

STAFF PRESENT

CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

MEMBERS PRESENT

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

system in the parking garage, for functional improvements for IKEA's operations and customer safety, to respond to aesthetic responses from staff and the community, and to redesign engineering elements.

Mr. Kirylo and Ms. Moroney asked about the drainage system. The Applicant's engineer explained the system which the City Engineer approved.

Mr. Favaloro asked if the lower Broadway lane reduction or other developments have been factored into updated traffic modeling. The changes before the Board are related to the building and parking. The Applicant's traffic engineers are coordinating with the traffic engineer of the lower Broadway study and incorporated the impact of other approved developments. Future development such as a potential stadium would have to incorporate the IKEA development and other prospective developments into a traffic study for that site.

Ms. Lamboy, Executive Director of the Office of Strategic Planning and Community Development, explained that there will be a master plan for the Inner Belt and Brick Bottom neighborhoods and the specific uses in these areas have not yet been determined. Transportation analysis will be part of the planning and newer developments in this area will be responsible for traffic studies of the current and permitted developments.

Ms. Moroney asked if the reduction in parking still meet the parking requirements. The Applicant explained that the number will meet requirements. At similar urban sites, IKEA parking lots are not full, except for opening weekend. Public transportation and home delivery reduce the need for parking.

Two residents spoke in favor of the project. Alan Moore, chair of the bike committee, spoke as a resident. He asked for details of the bike parking. The Applicant explained that there will still be thirty bicycle parking spaces. There are minor revisions to their location; however, they are all under cover in the front of the store. Ms. Bohan spoke in favor of the reduction in signage. She asked that signs are posted to keep traffic out of the Ten Hills neighborhood and for IKEA to consider free delivery for Somerville residents.

The Planning Board added a condition that the fence along the railroad would be black vinyl so that it is less visible than it is in the renderings.



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD
JOSEPH A. CURTATONE
MAYOR

STAFF PRESENT

CHRISTOPHER DI IORIO, *PLANNER/ZONING ADMINISTRATOR*
LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

MEMBERS PRESENT

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

The following conditions changed since the initial approval: condition 1 – date of plans and specific items that Planning staff may approve, condition 54 – snow plowing, add condition 68- the chain link fence shall be black.

The Board voted 5-0 to approve the revision to the Special Permit with Site Plan Review, with Mr. Prior making the motion and Mr. Capuano seconding.

The meeting was then adjourned.

A recording of this meeting may be obtained in the Planning Division.