



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**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 October 6, 2011** at 6:00 p.m. in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

**New Cases to be Opened and Heard**

<b>Assembly Square, "A" Street, Block 1 (Case # PB 2011-14)</b>	
Applicant:	AvalonBay Assembly Row TRS, Inc.
Property Owner:	Street Retail Inc., FR Assembly Square, LLC, & others
Agent:	Goulston & Storrs
Legal Notice:	Applicant, AvalonBay Assembly Row TRS, Inc., & Owner, Street Retail Inc., FR Assembly Square, LLC and others, seek a Special Permit with Site Plan Review-A, final level approval of a planned unit development under the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 for Block 1. Applicant and owner also seek approval under SZO Article §16.8.3 and §5.2, to construct a 5-story, approx 437,840 gsf project including approx 195 residential units, approx 67,530 gsf of a mix of retail, restaurant and other commercial uses as approved in the PUD-PMP, along with approx 367 parking spaces, three loading bays, and associated service areas. The residential development is subject to inclusionary housing requirements under §13.2. The Applicant and Owner also seek a special permit for signage under §5.1 and §6.4.14 to install signs that are over 35 feet from finished grade. A waiver is required under SZO §6.4.12 and §16.5.5 for fewer loading spaces than required under §9.16.3 and §9.7. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A); Waterfront Overlay District (WOD) zones. Ward 1.
Date(s) of Hearing(s):	10/6
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on October 6, 2011.



**CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143**  
**(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722**

**[www.somervillema.gov](http://www.somervillema.gov)**



<b>Assembly Square, "C" Street, Block 4 (Case # PB 2011-15)</b>	
Applicant:	AvalonBay Assembly Row TRS, Inc.
Property Owner:	Street Retail Inc., Commonwealth of Massachusetts, & others
Agent:	Goulston & Storrs
Legal Notice:	Applicant, AvalonBay Assembly Row TRS, Inc., & Owner, Street Retail Inc., Commonwealth of Massachusetts and others, seek a Special Permit with Site Plan Review– A, final level approval of a planned unit development under the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 for Block 4. Applicant and owner also seek approval under SZO Article §16.8.3 and §5.2, to construct a 5-story, approx 439,660 gsf project including approx 253 residential units, approx 43,975 gsf of a mix of retail, restaurant and other commercial uses as approved in the PUD-PMP, along with approx 505 parking spaces, two loading bays, and associated service areas. The residential development is subject to inclusionary housing requirements under §13.2. The Applicant and Owner also seek a special permit for signage under §5.1 and §6.4.14 to install signs that are over 35 feet from finished grade. A waiver is required under SZO §6.4.12 and §16.5.5 for fewer loading spaces than required under §9.16.3 and §9.7. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A); Waterfront Overlay District (WOD) zones. Ward 1.
Date(s) of Hearing(s):	10/6
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on October 6, 2011.

**Other Business**

*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)

