



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

A **public hearing** for all interested parties was held by the Planning Board on **Thursday, January 4, 2018** at **6:00 p.m.** in the **Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.**

*Due to cases being continued there was no need to hold a hearing. Dorothy Kelly Gay appeared to continue the hearing and to January 18, 2018. Sarah Lewis was present to record the session.

| 192 Broadway (PB 2017-28) | |
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| Applicant: | Gilberto Yoshida |
| Property Owner: | Gilberto Yoshida |
| Agent: | --- |
| Legal Notice: | Applicant and Owner, Gilberto Yoshida, seeks a Special Permit pursuant to SZO §6.1.22.D.5.a to alter the façade by adding a sign for the existing travel agency/currency transfer establishment. CCD-55 Zone. Ward 1. |
| Date(s) of Hearing(s): | 12/14 |
| Staff Recommendation: | Conditional approval. |
| PB Action: | --- |
| Continued to January 18, 2018. | |

| 374 Somerville Avenue (PB 2017-16) | |
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| Applicant: | 374 Somerville Ave, LLC |
| Property Owner: | 374 Somerville Ave, LLC |
| Agent: | Richard G. DiGirolamo |



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| Legal Notice: | Applicant and Owner, 374 Somerville Ave, LLC, seeks approval of design and site plan review (DSPR) under SZO §6.1.22.D to construct a rear addition to the existing structure. Retail and office space will remain on the first floor and the second and partial third floor will become five dwelling units. A Special Permit under SZO §9.13 is also being sought for parking relief. CCD-55 zone. Ward 2. |
| Date(s) of Hearing(s): | 11/30, 1/4 |
| Staff Recommendation: | Conditional approval. |
| PB Action: | Opened and continued. |
| Continued to January 18, 2018. | |

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| 304 Somerville Avenue (PB 2017-20) | |
| Applicant: | Holistic Industries Inc. |
| Property Owner: | Holistic Industries Inc. |
| Agent: | John Harrington |
| Legal Notice: | Applicant, Holistic Industries Inc., and Owner, 304 Somerville Avenue, LLC, seek a Special Permit under SZO §7.15 to establish a Medical Marijuana Facility in the existing structure, a Special Permit under §6.1.22.D.5.a to alter the façade, and a Special Permit under §9.13 for parking relief. CCD 55 Zone and Medical Marijuana Overlay District. Ward 2. |
| Date(s) of Hearing(s): | 12/14, 1/4 |
| Staff Recommendation: | Conditional approval. |
| PB Action: | Opened and continued. |
| Continued to January 18, 2018. | |

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| 845 McGrath Highway & 74 Middlesex Avenue (PB 2017-27) | |
| Applicant: | 845 Riverview LLC |
| Property Owner: | 845 Riverview LLC |
| Agent: | McDermott, Quilty & Miller, LLP |
| Legal Notice: | Owner/Applicant, 845 Riverview LLC, is seeking a Planned Unit Development – Preliminary Master Plan (PUD-PMP) under Article 16 and Section 6.4 of the Somerville Zoning Ordinance (SZO) for 0.85 acres in the Assembly Square Mixed-Use District (ASMD) to develop a transit-oriented mixed-use development of two buildings. Applicant also seeks relief under Section 6.4.12.A for additional building height. One building will be 147' to the top of roof containing up to 180 hotel rooms, and the other, 235' high containing approximately 215 residential units. Both supported by 9,515 square feet of ground floor retail and restaurant space, with parking relief for 293 structured spaces. ASMD zone. PUD-A Overlay District. Ward 1. |
| Date(s) of Hearing(s): | 1/4 |
| Staff Recommendation: | Recommends conditional approval. |
| PB Action: | --- |
| Continued to January 18, 2018. | |

Other Business

NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.

Plans and reports are available at the City of Somerville website at the following link:
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

