



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, 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.**

Previously Continued Cases to a Future Date

192 Broadway (PB 2017-28)	
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:	---
Current Status:	Staff anticipates the Applicant to submit a Request for Continuance to January 18, 2018



374 Somerville Avenue (PB 2017-16)	
Applicant:	374 Somerville Ave, LLC
Property Owner:	374 Somerville Ave, LLC
Agent:	Richard G. DiGirolamo
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.
Current Status:	Staff anticipates the Applicant to submit a Request for Continuance to January 18, 2018

Previously Opened Cases that Will be Heard

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.
Current Status:	Staff anticipates the Applicant to submit a Request for Continuance to January 18, 2018

New Cases to be Opened and Heard

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:	---
Current Status:	Staff anticipates the Applicant to submit a Request for Continuance to January 18, 2018

Other Business

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>

