



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

Visiting Nurse Association (VNA), 3rd floor Community Room, 259 Lowell Street, Somerville, MA
Thursday, June 7, 2018
6:00 P.M.

Previously Continued to a Future Date

114 Broadway (PB 2017-29)	
Applicant:	116 Broadway LLC
Property Owner:	116 Broadway LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 116 Broadway LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to approve replacement of a one-story building with a new construction 5-story mixed-use building (commercial ground floor and 8 residential units, 1 of which is an inclusionary unit with 0.6 of a unit payment-in-lieu) and §6.1.22.G.7 for payment-in-lieu of parking for 11 spaces. CCD Zone. Ward 1.
Date(s) of Hearing(s):	3/8, 3/22, 4/5
Staff Recommendation:	Conditional approval
PB Action:	Voted on April 5, 2018 to continue the application to June 7, 2018.
Current Status:	Applicant has submitted a request to continue the case to June 21 st , 2018

Previously Opened Cases to be Heard



374 Somerville Avenue (PB 2017-16)	
Applicant:	374 Somerville Ave, LLC
Property Owner:	374 Somerville Ave, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 374 Somerville Ave, LLC, seeks Design and Site Plan Review (DSPR) approval under SZO §6.1.22 to construct an addition on top of and in the rear of the existing structure. Retail space will remain and a live/work unit will be added to the first floor, the second floor will have three dwelling units, and a fifth dwelling unit will occupy the third and fourth floor. 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, 1/30, 3/8, 3/22, 4/5, 4/19, 5/3
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 3, 2018 to continue the application to June 7, 2018.
Current Status:	Will be heard

5 Middlesex Avenue (PB2018-07)	
Applicant:	CDNV Assembly LLC & Somerville Office Associates Limited Partnership (c/o RD Management LLC)
Property Owner:	CDNV Assembly LLC & Somerville Office Associates Limited Partnership (c/o RD Management LLC)
Agent:	N/A
Legal Notice:	Applicant, CDNV Assembly LLC, and Owner, CDNV Assembly LLC & Somerville Office Associates Limited Partnership (c/o RD Management LLC), is seeking a Planned Unit Development-A Preliminary Master Plan (PUD-PMP) under Article 16 and Section 6.4 of the Somerville Zoning Ordinance (SZO) for approximately 9.38 acres (lots 88-A-1 & 99-A-15) in the Assembly Square Mixed-Use District (ASMD) to develop a transit-oriented mixed-use development consisting of five (5) buildings and approximately 1,500,000 square feet (including an existing 162,000 square foot office building) to include commercial (office/R&D/lab), residential, and retail. The following waivers are requested: 1. for relief under §6.4.12.A and §16.5.4 for additional building height as follows; a. "Block 21" commercial uses is composed of a 5-story podium and two towers - one building will be 200' to the top of roof, and the other 250' high – with a total of 646,000sf; b. "Block 25" will be a residential tower 220' high containing 167 units; and, c. "Block 26" will be a commercial building 135' high containing approximately 140,000sf. 2. for relief under §16.5.5 to allow 8 loading docks to be shared between uses. 3. for relief under §13.3.5 to waive the Planning Board's right of first refusal or option to purchase the inclusionary units. ASMD zone. PUD-A Overlay District. Ward 1.
Date(s) of Hearing(s):	5/3, 5/15
Staff Recommendation:	Conditional approval
PB Action:	Voted on May 15, 2018 to continue the application to June 7, 2018.
Current Status:	Will be heard

New Cases to be Opened and Heard



323 Broadway (a/k/a 315 Broadway/8 Temple St) (PB2018-10)	
Applicant:	Michael Pasquariello
Property Owner:	315 Broadway, LLC
Agent:	N/A
Legal Notice:	Applicant, Somerville Retirement Board c/o Michael Pasquariello, Executive Director, and Owner, 315 Broadway, LLC, seek a special permit under SZO §6.1.22, §7.13, and §9.13 for the establishment of an office use, signage, and parking relief for the Somerville Retirement Board to locate their offices. CCD-55 Zone. Ward 4.
Date(s) of Hearing(s):	6/7
Staff Recommendation:	Conditional approval
PB Action:	--
Current Status:	Will be heard

Other Business

1. Zoning overhaul discussion

2. Approval of minutes from the following Planning Board meetings:
 - June 22, 2017
 - November 15, 2017 (joint meeting with LUC)
 - January 30, 2018
 - January 31, 2018 (joint meeting with LUC)
 - February 13, 2018
 - February 13, 2018 (joint meeting with LUC)
 - May 3, 2018

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>

