



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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REBECCA LYN COOPER, *VICE CHAIR*  
JOSEPH FAVALORO, *CLERK*  
DOROTHY A. KELLY GAY  
GERARD AMARAL, *ALT*

**PLANNING BOARD MINUTES**

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA  
Thursday, August 9, 2018  
**6:00 P.M.**

Dorothy Kelly Gay absent.

**Previously Continued to a Future Date**

<b><u>176-182 Broadway (PB 2017-22)</u></b>	
Applicant:	Yihe Patsy's Corporation
Property Owner:	Yihe Patsy's Corporation
Agent:	Richard DiGiralomo
Legal Notice:	Applicant and Owner, Yihe Patsy's Corporation, seeks a Special Permit with Site Plan Review (SPSR) to construct a 26-unit mixed-use building with commercial space along the street frontage and residences above. CCD-55 zone. Ward 1.
Date(s) of Hearing(s):	6/21
Staff Recommendation:	Conditional approval
PB Action:	Voted on June 21, 2018 to continue the application to August 23, 2018.
Previously continued to August 23, 2018	

## **Previously Opened Cases to be Heard**

<b>114 Broadway (PB 2017-29)</b>	
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, 6/7, 6/21, 8/9
Staff Recommendation:	Accept the applicants request
PB Action:	Voted on June 21, 2018 to continue the application to August 9, 2018.
Applicant submitted a written request to withdraw the application without prejudice. Joseph Favaloro made a motion to accept the applicant's request to withdraw the application without prejudice. Seconded by Rebecca Lyn Cooper. Motion passed 4-0.	

## **Other Business**

- Recommendation to the Board of Aldermen on the Zoning Overhaul.
  - Favaloro: clearly reflects what was said but would like it to be more cohesive and flow.
  - Amaral: air quality issue but meant overall condition enforcement please add #13 to include policing/enforcement
  - Capuano: Add Cooper's spreadsheet in full as an addendum/appendix or make sure all specific comments are included
  - Cooper: lots of comments are included but comfortable with sharing chart
  - Capuano: include chart with statement as to Rebecca's comments: MR abutting NR, Route 16 and Broadway should be reviewed at the discretion of the Ward Alderman, consider downsizing MR to UR as a buffer to NR
  - Cooper: maps still needed to understand where those occur
  - Amaral: also considering hills and grade changes
  - Cooper: previous Chair was not able to be vocal, needs to acknowledge commitment
  - Capuano: text similar too, "consider comprehensive review of zones between larger residential or commercial zones to smaller residential" view of all interactions/locations across the City.
  - Cooper: mapping comments should be incorporated for data and information
  - Capuano: with these changes

Joseph Favaloro made a motion to approve the letter with the changes made this evening. Rebecca Lyn Cooper seconded. Motion passed 4-0.
- Michael Capuano submitted an affidavit certifying that he had listened to the recording for the June 21, 2018 meeting regarding 105 Broadway (PB 2018-11), 176-182 Broadway (PB 2017-22) and the Zoning Overhaul.

*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>

