



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, October 19, 2017** at 6:00 p.m. in the **Aldermanic Chambers, 2nd Floor City Hall, 93 Highland Avenue, Somerville, MA.**

62 Broadway: (Case #PB 2017-09)	
Applicant:	John Ciano
Property Owner:	John Ciano
Agent:	N/A
Legal Notice:	Applicant and Owner, John Ciano, seeks a Special Permit with Design Review under Article 5 of the SZO to increase the height of a mixed-use building from 24 feet to 40 feet, and increase the number of units from one to three, along with the net floor area and the floor area ratio under §4.4.1 of the SZO. Parking relief is sought under Article 9 of the SZO. CCD 45 zone. Ward 1.
Date(s) of Hearing(s):	5/18, 6/8, 6/22, 7/13, 8/3, 8/17, 10/5
Staff Recommendation:	None at this time.
PB Action:	Voted on August 3, 2017 to continue the application to October 5, 2017.
The Applicant submitted a written request to continue the application to December 13, 2017. Dorothy Gay motioned to continue the hearing to December 13, 2017. Michael Capuano seconded the motion. Motion was voted on and passed 5-0 with Rebecca Lyn Cooper absent.	

400-499 Assembly Row (PB 2014-34-R3-9/2017)	
Applicant:	SRI Assembly Row B5, LLC
Property Owner:	SRI Assembly Row B5, LLC
Agent:	Robert A. Fishman
Legal Notice:	Applicant and Owner, SRI Assembly Row B5, LLC, seek a Special Permit with Site Plan Review–A, approval of signage for Special Permit with Site Plan Review–A (SPSR-A) for “Block 5” (identified as MBL 85-A-12) approved by the Planning Board on February 15, 2015 and as revised on June 25, 2015 and March 17, 2016. Applicant and owner seek approval under SZO Article §6.4.9 and §6.4.14 to install a banner sign on the Assembly Row façade that is over 35 feet from finished grade and taller than 30 feet, a flat-mounted building sign at approximately 60 feet above finished grade, and a double-sided 3’-6” wide by 5’-9” tall freestanding sign at the hotel entrance on Foley Street.
Date(s) of Hearing(s):	10/19
Staff Recommendation:	Recommends approval.
PB Action:	---
Roger Littman said wall sign letters actual 20’ in width and 2’-6” in height adjusted to achieve continuous backlighting. Blade sign reduced to 4’ in width. No abutters spoke in support or opposition to the project. Kevin Prior made a motion to conditionally approve the special permit with the revised dimensions. Favaloro seconded the motion. The motion passed 5-0.	

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>