



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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GERARD AMARAL, *ALT*

**PLANNING BOARD MINUTES**

*Rebecca Cooper absent.*

Visiting Nurse Association 3<sup>rd</sup> Floor Community Room 259 Lowell Street, Somerville MA  
Thursday, April 4, 2019  
**6:00 P.M.**

**Previously Opened Cases Continued to a Future Date**

<b>346 Somerville Avenue (PB 2019-08):</b>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. SZO sections and articles including §4.4.1, §8.5, §7.11, Article 9, Article 13. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/7, 4/4
Staff Recommendation:	None at this time.
PB Action:	Voted on March 7, 2019 to continue to May 2, 2019.
Current Status:	Continued to May 2, 2019.



<b>176-182 Broadway (PB 2017-22)</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, 8/23, 10/4, 11/8, 11/29, 12/13, 1/9, 1/24, 2/7, 2/21, 3/7, 3/21, 4/4
Staff Recommendation:	Conditional approval
PB Action:	Voted on March 21, 2019 to continue to April 18, 2019
Current Status:	Continued to April 18, 2019.

<b>300 Somerville Avenue (PB 2018-21):</b>	
Applicant:	Elan Sassoon
Property Owner:	300 Somerville Avenue, LLC
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, Elan Sassoon, and Owner, 300 Somerville Avenue, LLC, seek Special Permits, Special Permit with Design Review and Special Permit with Site Plan Review to convert an existing church structure to 10 residential units with first floor commercial through the internal reconfiguration of existing space and construction of additions/Gross Floor Area. Relief under SZO §4.4.1, 7.11, Article 9 and Article 13. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	No recommendation at this time.
PB Action:	Voted on March 21, 2019 to continue to April 18, 2019
Current Status:	Continued to April 18, 2019.

### **New Cases to Request a Continuance**

<b>10-50 Prospect Street (PB 2019-03)</b>	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	Not Available
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to create an alley on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) as proposed in the previously approved Coordinated Development Special Permit. TOD 100 and CCD 55-C underlying zoning district. Union Square Overlay District and CC7, HR, and MR4 sub districts. Ward 2.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	None at this time.
PB Action:	Voted on April 4, 2019 to continue the application to April 18, 2019.
Minutes:	No discussion.



**New Cases to be Heard.**

<b>10 Prospect Street (PB 2019-04)</b>	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	Not Available
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to construct a commercial building on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) as proposed in the previously approved Coordinated Development Special Permit. TOD 100 underlying zoning district. Union Square Overlay District and CC7 sub district. Ward 2.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	None at this time.
PB Action:	Voted on April 4, 2019 to continue the application to April 18, 2019.
<p>** Gerard Amaral recused himself from this case.</p> <p>George Proakis, Planning director, provided an overview of the process of development in Union square and on D2 in particular.</p> <p><b><u>Public Testimony:</u></b></p> <p>Jack Connelly: Small businesses would benefit from this. This will help transform Union Square.</p> <p>Ben Ewen-Campen: Would like this to be a successful development. The community benefits agreement is important. The design should be a strong impression and there are a lot of great possibilities if parking could be underground.</p> <p>Jenna Schlagg: Has questions regarding accessibility regarding attracting diverse customers and workspaces. Would also like to promote small business owners.</p> <p>Jim McGinnis, 26 Bow St: Excited to see this development. We have needed this type of commercial development for a long time. Would like to see parking underground.</p> <p>Michael Katz: Overjoyed that this is moving along. More green space would be nice. Would like this project complete before the green line is done.</p> <p>Paula, Union Square Counsel: Echoes abutters concerns. We should try to consider community input and community benefit agreement. She likes the design. Would like more green space and as much pedestrian access as possible.</p> <p>Seth Grady, Union Square partner: Excited about the redevelopment. Looks forward to the new vibrancy.</p> <p>Cathy Gregory: The design is just a box. The building could be anywhere. It needs to convey “Union Square”. Add color or sculpture. Make this more welcoming.</p> <p>Tori Antonino: Would like to see all options and a thorough investigation regarding putting the parking underground. She advocates for green roofs.</p>	



Wig Zamore: Agrees with all previous speakers. Would like underground parking. Is suggesting to add more development in USQ to pay for it. There is a lack of open space. The alley is too close to Allen Street, blocking future growth with this plan.

Joseph Favalaro: Likes the design. He shares the philosophy of finding a way to get it done working with all parties. Is not in favor of the big garage as part of the first project in Union Square.

Dorothy Kelly Gay: Echoes Joe's concern. The building looks okay but it needs more pep. An elevator is important as there is concern regarding walking off of Allen and Linden Street. Things can be done working collaboratively to get underground parking. She is also concerned about flooding regarding underground parking. We need the first building to be done right.

Amelia Aboff: Agrees with her colleagues. There is some distance to go to for underground parking and the inclusion of more civic and open space. Also, there are no Mothers' Rooms or gender neutral restrooms. She would encourage the stairways to lower floors to promote exercise. She agrees she wants to see underground parking and elevator. Above ground is ugly. The corner should be open; there is no inviting entrance for retail and office space. The windows don't line up it looks disjointed too jumbled.

Michael Capuano: The written comment period is open until April 19, 2019 at noon.

Michael Capuano made a motion to continue the application to April 18, 2019. Motion approved 4-0.

## **Other Business**

- SomerVision 2040 Committee—*Amelia Aboff, the newly appointed Planning Board member, will serve on the committee.*

*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>