



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

A joint public hearing for all interested parties will be held by the Planning Board and the Board of Aldermen Land Use Committee on **Thursday, April 18, 2013 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE SECTION 7.11.9.2 TO SEPARATE SUPERMARKET FROM GENERAL MERCHANDISE AND DEPARTMENT STORE IN THE USE TABLE AND SECTION 2.2 TO ADD DEFINITIONS OF THESE USES.

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, April 18, 2013 at 6:00 p.m.** in the Aldermanic Chambers, City Hall, 93 Highland Ave, Somerville, MA.

Previously Opened Case were Previously Continued

315 Broadway / 18 Temple St (Case #PB 2012-22)	
Applicant:	Young Investments, LLC
Property Owner:	Cynthia R. Gilman Irrevocable Trust
Agent:	Terence Morris, Esq
Legal Notice:	Applicant, Young Investments, LLC, and Owner, Cynthia R. Gilman Irrevocable Trust, seek a Special Permit with Site Plan review under SZO §6.1.22.D.1 to construct a new five story building, a Special Permit to establish 56 residential units in the building (§7.13.E), a Special Permit to establish 7700 sf of Use Cluster C – Medium Retail and Service, and a Special Permit for signage (§6.1.22.D.5.a). The site would include 68 parking spaces. The existing structure would be demolished. CCD 55 zone. Ward 4.
Date(s) of Hearing(s):	3/21, 4/4, 4/18
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on April 4, 2013 to continue the application to May 16, 2013.
Current Status:	The Applicant submitted a written request to continue the application to May 16, 2013.



Previously Opened Case are Requesting a Continuance

771 McGrath Highway (Case #PB 2013-05) re-advertised	
Applicant:	CPC-T Holdings, LLC
Property Owner:	The Stop & Shop Supermarket Company, LLC
Agent:	Joshua Davis, Esq
Legal Notice:	Applicant, CPC-T Holdings, LLC, and Owner, The Stop & Shop Supermarket Company LLC, seek an amendment to a Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on Sept 6, 2001 and Nov 1, 2001 under SZO §16.11 to construct a 121-unit residential building. Waivers are requested to supply tandem parking spaces, a reduction in the requirement for landscaped area, signage area and height and reduced setbacks under SZO §16.5.4 and 16.5.5. BA zone/PUD-B. Ward 1.
Date(s) of Hearing(s):	3/7, 3/21 re-advertised, 4/4, 4/18
Staff Recommendation:	None at this time.
PB Action:	Voted on April 4, 2013 to continue the application to April 18, 2013.
Current Status:	The Applicant will submit a written request to continue the application to May 2, 2013.

150 & 200 Inner Belt Road (Case #PB 2013-04)	
Applicant:	Fine Art Storage Partners (Somerville) LLC
Property Owner:	Fine Art Storage Partners (Somerville) LLC
Agent:	John J. Slater III
Legal Notice:	Applicant/Owner, Fine Art Storage Partners (Somerville) LLC, seek a Site Plan Approval for a subdivision under SZO §5.4 to divide a 368,388 sf lot into two lots. IA zone. Ward 1.
Date(s) of Hearing(s):	3/7, 3/21, 4/4, 4/18
Staff Recommendation:	Recommends approval.
PB Action:	Voted on April 4, 2013 to continue the application to April 18, 2013.
Current Status:	The Applicant will submit a written request to continue the application to May 2, 2013.

Previously Opened Cases that will be Heard

70 Prospect Street (Case #PB 2012-21)	
Applicant:	Douglas Beudet
Property Owner:	Emily Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Douglas Beudet and Owner Emily Trust, seek a Special Permit with Site Plan Review under SZO §6.1.22.D.1 to construct a new five story building and a Special Permit to establish 14 residential units in the building under SZO §7.13.E. The building would also include approx. 1,500 square feet of retail and 14 at-grade parking spaces. The Applicant and Owner are also seeking a Variance from the side yard setback requirements under SZO §8.5.H, SZO §6.1.22.G.5, and SZO §5.5.3 and a Special Permit under SZO §9.17.2.B for the modification of parking space dimensions and for shared parking between the required residential and commercial parking spaces. CCD 55 zone. Ward 2.
Date(s) of Hearing(s):	1/24, 2/7, 2/21, 3/7, 3/21, 4/4, 4/18
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on April 4, 2013 to continue the application to April 18, 2013.
Current Status:	Will be heard.



Other Business

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports

