



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, March 5, 2015** at **6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Ave., Somerville, MA. The purpose of the hearing will be to receive public comments concerning the following proposed zoning amendment.

ADOPTION OF A NEW SOMERVILLE ZONING ORDINANCE TO SUPERSEDE THE CURRENT ZONING ORDINANCE AS ORIGINALLY ADOPTED ON MARCH 23, 1990.

A PROPOSED ZONING ORDINANCE AMENDMENT, SUBMITTED BY 13 REGISTERED VOTERS, TO REQUIRE CERTAIN FINDING BY THE PLANNING BOARD AND ZONING BOARD OF APPEALS BEFORE GRANTING SPECIAL PERMITS.

A PROPOSED ZONING ORDINANCE AMENDMENT, SUBMITTED BY 13 REGISTERED VOTERS, TO LIMIT THE GROSS FLOOR AREA INCREASE TO 15% FOR ONE AND TWO FAMILY DWELLING CONVERSIONS REQUIRING A SPECIAL PERMIT

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, March 5, 2015** at 6:00 p.m. in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Ave., Somerville, MA.



Previously Opened Cases that are Requesting a Continuance

515 Somerville Avenue (Case #PB 2014-18)	
Applicant:	DEVB, LLC
Property Owner:	DEVB, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, DEVB, LLC, seek a Site Plan Approval for a subdivision under SZO §5.4 to divide 46,852 sf lot into 10 lots and a private way with a 2,650 sf lot min. for a by-right development of 30 residential units in five structures that are 3-4 stories in height. BA zone. Ward 2.
Date(s) of Hearing(s):	10/2, 10/16, 11/6, 11/20, 12/11/14, 1/8/15, 2/5, 2/19, 3/5
Staff Recommendation:	None at this time.
PB Action:	Voted on February 19, 2015 to continue the application to March 5, 2015.
Current Status:	The Applicant will submit a written request to continue the application to March 19, 2015.

337 Broadway (Case #PB 2014-20)	
Applicant:	Back Bay Sign for Carewell Urgent Care
Property Owner:	Corporation
Agent:	Charles W. Cobb
Legal Notice:	Applicant, Back Bay Sign for Carewell Urgent Care, and Owner, Corporation, seek a Special Permit under SZO §6.1.22, for new signage and awnings. CCD 45 zone. Ward 4.
Date(s) of Hearing(s):	7/24, 8/7, 9/4, 9/18, 10/2, 10/16, 11/6, 11/20, 12/11/14, 1/8/15, 2/5, 2/19, 3/5
Staff Recommendation:	Recommends Denial.
PB Action:	Voted on February 19, 2015 to continue the application to March 5, 2015.
Current Status:	The Applicant will submit a written request to continue the application to March 19, 2015.

337 Broadway (Case #PB 2014-30)	
Applicant:	Back Bay Sign for Carewell Urgent Care
Property Owner:	Corporation
Agent:	Charles W. Cobb
Legal Notice:	Applicant, Urgent Care Centers of New England, Inc. and Owner, KLT Corp, seek a Special Permit per SZO §7.13.A to establish a medical office. CCD 45 Zone. Ward 4.
Date(s) of Hearing(s):	7/24, 8/7, 9/4, 9/18, 10/2, 10/16, 11/6, 11/20, 12/11/14, 1/8/15, 2/5, 2/19, 3/5
Staff Recommendation:	Recommends Denial.
PB Action:	Voted on February 19, 2015 to continue the application to March 5, 2015.
Current Status:	The Applicant will submit a written request to continue the application to March 19, 2015.



Assembly Row Block 5 (Case #PB 2014-34)	
Applicant:	SRI Assembly Row B5, LLC
Property Owner:	SRI Assembly Row B5, LLC
Agent:	Street-Works Studio
Legal Notice:	Applicant and Owner, SRI Assembly Row B5, LLC, seek a Special Permit with Site Plan Review–A, final level approval of “Block 5” (identified as MBL 85-A-12) of the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014. Applicant and owner seek approval under SZO Article §16.8.3 and §5.2 to construct a mixed-use building with approx. 20,000 sf retail/restaurant space, 155 residential units, 104 hotel units and approx. 181 parking spaces. The uses include those approved in the PUD-PMP. The residential development is subject to inclusionary housing requirements. The Applicant and Owner also seek waivers (S.Z.O. §6.4.12 & 16.5.5) for fewer loading spaces than required under §9.16.3 and §9.7, submission of a landscape and screening plan under §5.3.2.10, the Planning Board’s right of first refusal or option to purchase the inclusionary units under §13.3.5 and from regulations of forthcoming zoning amendments as permitted by §16.10.2 of the SZO. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1.
Date(s) of Hearing(s):	2/5, 2/19, 3/5
Staff Recommendation:	Recommends conditional approval.
PB Action:	SPSR and waivers except for the waiver of the right of first refusal to purchase affordable units was approved on 2/5. This waiver was continued to 3/5.
Current Status:	The Applicant will submit a written request to continue the approval of the waiver to 3/19.

Other Business

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports

