



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, July 10, 2014 at 6:00 p.m.** at the **Visiting Nurse Association**, 259 Lowell Street, 3rd Floor, Community Room, Somerville, MA. The purpose of the hearing will be to receive public comments concerning the following proposed zoning amendment.

**AN ORDINANCE AMENDING THE SOMERVILLE ZONING
ORDINANCE, SECTION 7.13.A, TO REQUIRE A SPECIAL PERMIT TO
ESTABLISH GROUND FLOOR OFFICES USES IN THE CORRIDOR
COMMERCIAL AND TRANSIT ORIENTED DISTRICTS**

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, July 10, 2014** at 6:00 p.m. at the Visiting Nurse Association, 259 Lowell Street, 3rd Floor, Community Room, Somerville, MA.

Previously Opened Case that 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 <i>re-advertised</i> , 4/4, 4/18, 5/2, 5/16, 6/20, 7/11, 8/8, 8/22, 10/3, 10/17, 11/7, 11/21, 12/12/13, 1/2/14, 2/20, 3/6, 3/20, 4/3, 4/17, 5/8, 5/22, 6/5, 6/19, 7/10
Staff Recommendation:	None at this time.
PB Action:	Voted on June 19, 2014 to continue the application to July 10, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 24, 2014.

Previously Opened Cases that will be Heard

161 Broadway (Case #PB 2014-08)	
Applicant:	PJ's Motor Cars, Inc.
Property Owner:	Somerville Realty Ventures, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, PJ's Motor Cars, Inc., and Owner, Somerville Realty Ventures, LLC, seek a Special Permit under SZO Section 6.1.22.D.5.a to alter the structure by adding a garage door and relocating a man door to provide access to Minnesota Ave. CCD 55 / 1
Date(s) of Hearing(s):	4/17, 5/8, 5/22, 6/5, 6/19, 7/10
Staff Recommendation:	Unable to recommend approval.
PB Action:	Voted on June 19, 2014 to continue the application to July 10, 2014.
Current Status:	Will be heard on July 10, 2014.

New Cases to be Opened and Heard



35-37 Medford Street (Case # PB 2014-19)	
Applicant:	35-37 Medford Street, LLC
Property Owner:	35-37 Medford Street, LLC
Agent:	Amy Moody McGrath
Legal Notice:	Applicant & Owner, 35-37 Medford Street, LLC seek a Special Permit under SZO §6.5.D.5 to alter the front entrance to provide an accessible path in accordance with ADA requirements. TOD 100 zone / Ward 2
Date(s) of Hearing(s):	7/10
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on July 10, 2014.

Assembly Row Block 11 (399 Revolution Drive/Grand Union Boulevard) (Case # PB 2014-17)	
Applicant:	Partners HealthCare
Property Owner:	Street Retail, Inc.
Agent:	
Legal Notice:	Applicant, Partners HealthCare, and Owner Street Retail, Inc., in its individual capacity and under power of attorney on behalf of FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, SRI Assembly Row B9, LLC (Collectively, Tenants in Common) seek a Special Permit with Site Plan Review–A, final level approval of “Block 11” 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 two mixed-use buildings (1,106,578 gsf office, 105,922 gsf retail/restaurant space), a daycare (12,500 gsf) and 7-story parking garage (744,800 gsf). The project will be developed in two phases. The uses include those approved in the PUD-PMP. Waivers are sought (S.Z.O. §6.4.12 & 16.5.5) from the requirement for landscape and screening plan (§5.2.3.10), outdoor lighting plan (§5.2.3.12), dimensions and location of signage plan (§5.2.3.13), signage height waiver (§6.4.14), and loading bay requirement (§9.16 & 9.7). Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1
Date(s) of Hearing(s):	7/10
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on July 10, 2014.

Other Business

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

www.somervillema.gov/planningandzoning/reports

