



**CITY OF SOMERVILLE, MASSACHUSETTS**  
***MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT***  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*PLANNING DIVISION*

**STAFF PRESENT**  
LORI MASSA, *SENIOR PLANNER*

**MEMBERS PRESENT**  
JIM KIRYLO  
DEBORAH FENNICK  
TANYA PAGLIA  
FRANK VALDES  
JULIE BRADY  
KELLY SPEAKMAN

**DESIGN REVIEW COMMITTEE**

**RECOMMENDATIONS and MINUTES**

The City of Somerville Design Review Committee held a public meeting on **Monday, December 27, 2012**, at **6:30 p.m.** in City Hall, 3<sup>rd</sup> Floor Conference Room, 93 Highland Avenue, Somerville, MA.

The purpose of the meeting was to review and make recommendations on the following proposals:

**111-123 Health Street / 34 Edgar Avenue (ZBA 2012-81)**

**Description:** Review of the Applicant's proposal to construct two two-family dwellings near the intersection of Edgar Avenue and Heath Street before the case goes to the Zoning Board of Appeals. RB zone. Ward 4. This is their fourth meeting with the DRC.

The Applicants showed the detail of the pattern of the pavers for the walkways. The pavers will be pervious because their joints will be open. They highlighted that the path from the parking area to the street between 113 and 119 Heath Street is shown on the plan so that there is a pedestrian path from the townhouses to Heath Street.

There was discussion about adding a fence in the large landscape area to have separation and ownership over this space; however, the conclusion was that since the units will be under one condominium association, the space will be maintained and there will be more flexibility in how to use the space as a large unobstructed area. The DRC did suggest that there should be a barbeque or some other programmed area in this space.



***DRC Recommendation:***

The DRC made a few final recommended changes that were incorporated into the final design. They recommended that the walkway near the porches on the southern side of the townhouses be shifted slightly away from the porches to provide a sense of privacy to the porches. The spaces between the buildings on Health Street should be kept open so that people could walk from the townhouses to Health Street. There should be lattice under the porch stairs and landscaping in front of it to make the porches feel that they are incorporated into the house and not later additions.

The DRC liked the paneling for the bays and the two separate entries on the southern side of the building. They recommended separating the two balconies on the garage side to make the building look less monumental.