



City of Somerville
PLANNING BOARD
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS: 16 and 20 Medford Street
CASE NUMBER: P&Z 21-057
OWNER: Somerville Living, LLC
OWNER ADDRESS: PO Box 780, Lynnfield, MA 01940
DECISION: Approved with Conditions (Site Plan Approval)
DECISION DATE: August 18, 2022

CITY CLERK'S OFFICE
SOMERVILLE, MA
2022 AUG 26 A 10:43

This decision summarizes the findings made by the Planning Board (the Board) regarding the Site Plan Approval application submitted for 16 and 20 Medford Street.

LEGAL NOTICE

Somerville Living, LLC proposes to develop a four (4)-story LEED Platinum general building and establish a Household Living principle use for 41 dwelling units in the Mid-Rise 4 (MR4) zoning district. This proposal requires Site Plan Approval and one (1) Special Permit.

RECORD OF PROCEEDINGS

On June 16, 2022, the Planning Board held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members Chair Michael Capuano, Vice Chair Amelia Aboff, Clerk Erin Geno, and Jahan Habib. The Applicant team provided a presentation on their proposed general building to the Board. After the presentation, the Chair opened public testimony. Public testimony received included comments regarding traffic concerns and trash pick-up at the site. After the public testimony portion of the hearing was closed, the Board expressed topics that they wanted to be addressed by the Applicant at a future meeting. Those matters included functionality of deliveries, safety considerations for pedestrians and cyclists, why the Applicant did not pursue a Special Permit for reduced parking, greater context into why the powerlines will not be undergrounded, and to address neighborhood concerns regarding traffic in the area. The Board continued the public hearing.

On August 4, 2022, the Board resumed the public hearing. Present and sitting at the public hearing were Board Members Chair Michael Capuano, Vice Chair Amelia Aboff, Clerk Erin Geno, and Jahan Habib. The Applicant team provided a presentation on a revised plan set and responses to concerns raised by the Board at the previous hearing. After the presentation, the Chair discussed the new submission materials and that the Board was under the assumption that Staff did not have time to review these new documents. Staff responded by saying they were able to review the updated documents and that they have no additional concerns. After discussion between the Board and Staff, the Board had several questions for the Applicant team regarding the rear of the

building. The Board discussed that the design of the rear should be further explored. The Board also asked for more information on why undergrounding of the powerlines was not feasible. The Board continued the hearing.

On August 18, 2022 the Board resumed the public hearing. Present and sitting at the public hearing were Board Members Chair Michael Capuano, Clerk Erin Geno, Jahan Habib, and Alternate Debbie Howitt Easton. The Applicant team went over updates to the buildings rear wall design and provided more information on the overhead powerlines and why it is infeasible to underground them. The Board thanked the Applicant for addressing the Board's concerns regarding the rear facade design and for providing greater context into the powerlines around the site, and why undergrounding would not be possible. After discussion, the Board moved to approve the Site Plan Approval for the proposed general building. Due to an insufficient quorum of the Planning Board members, a valid vote on the Special Permit application was unable to take place.

PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and reviewed are identified below.

Document	Pages	Prepared By	Date	Revision Date
16 and 20 Medford St Design and Development Narrative	2	Khalsa Design, Inc [17 Ivaloo St, Ste 4300, Somerville, MA 02143]	March 29, 2022	June ,3 2022
16 and 20 Medford St Architectural Plan Set	34	Khalsa Design, Inc [17 Ivaloo St, Ste 4300, Somerville, MA 02143]	March 29, 2022	June 3, 2022 July 29, 2022 August 11, 2022
16 and 20 Medford St Design Review Report	12	Khalsa Design, Inc [17 Ivaloo St, Ste 4300, Somerville, MA 02143]	March 29, 2022	n/a
16 and 20 Medford St Neighborhood Meeting Report	6	Somerville Living, LLC [PO Box 780, Lynnfield, MA 01940]	Not provided	n/a
16 and 20 Medford St Certified Plot Plan	1	Design Consultants, LLC [120 Middlesex Ave, Ste 20, Somerville, MA 02145]	January 25, 2022	n/a
16 and 20 Medford St Plat of Land	1	Design Consultants, LLC [120 Middlesex Ave, Ste 20, Somerville, MA 02145]	January 25, 2022	n/a
16 and 20 Medford St Transportation Access Plan	22	Design Consultants, LLC [120 Middlesex Ave, Ste 20, Somerville, MA 02145]	February 2022	n/a
16 and 20 Medford St Transportation Impact Study	62	Design Consultants, LLC [120 Middlesex Ave, Ste 20, Somerville, MA 02145]	February 2022	n/a
16 and 20 Medford St Mobility Management Plan	63	Design Consultants, LLC [120 Middlesex Ave, Ste 20, Somerville, MA 02145]	October 2021	Approved by Mobility Division on January 28, 2022
16 and 20 Medford St Plant List	1	Khalsa Design, Inc [17 Ivaloo St, Ste 4300, Somerville, MA 02143]	May 13, 2022	May 16, 2022
16 and 20 Medford St Roof Deck Landscaping Plan	1	Khalsa Design, Inc [17 Ivaloo St, Ste 4300, Somerville, MA 02143]	May 13, 2022	May 16, 2022
16 and 20 Medford St Landscape and Green Score Plants	5	Verdant Landscape Architects	May 16, 2022	n/a

16 and 20 Medford St LEED Certifiability Documentation	8	Price Sustainability Associates [24 Walnut St, Maynard, MA 01754]	February 4, 2022	n/a
16 and 20 Medford St Sustainability & resilient Building Questionnaire	18	Price Sustainability Associates [24 Walnut St, Maynard, MA 01754]	Not provided	n/a

SITE PLAN APPROVAL FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a site plan approval upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Board finds that the proposal will help to achieve the following from SomerVision, the comprehensive Master Plan of the City of Somerville:

- Significantly increase housing stock to keep up with demand while pursuing the goals of increasing the proportion of affordable housing and housing stock diversity.
2. *The intent of the zoning district where the property is located.*

The Board finds that the proposal is consistent with the intent of the MR4 zoning district which is, in part, "[T]o create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving uses."

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Board finds that as conditioned, the proposal does not produce any impacts that require additional mitigation.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Capuano moved to approve the **Site Plan Approval** to develop a four (4)-story LEED Platinum general building. Ms. Geno seconded. The Board voted **3-0¹** to approve the permit, subject to the following conditions:

Perpetual

1. This Decision must be recorded with the Middlesex South Registry of Deeds.

¹ Planning Board Alternate Debbie Howitt Easton was present for the discussion on August 18, 2022 but, due to the fact that she was not in attendance at two previous sessions at which the Board reviewed the project, was ineligible to vote on the Application (M.G.L. ch. 39, section 23D).

2. A public right-of-way or pedestrian access easement must be provided in perpetuity by a covenant or other deed restriction for the full area of the sidewalk provided within the frontage area of the lot. Final easement language must be approved by the City Solicitor.
3. Frontage area provided for a widened sidewalk along [Medford St, South St, Warren St and Bedford St] must be designed and paved to properly correspond with any sidewalk improvements approved within the public right-of-way.
4. The property owner and applicable future tenants shall comply with the Mobility Management Plan as approved and conditioned by the Director of Mobility on January 28, 2022.
5. The property owner is responsible for all of the regular and long-term maintenance, replacement, insurance, and other applicable costs associated with all on-site sidewalk improvements.
6. Utility meters are not permitted on any façade or within the frontage area of the lot.
7. Traffic count data must be taken for one of the following months: September 2022, or October 2022. Counts must be taken at the same location as previous traffic counts and the Mobility Division must be informed when the traffic counts occur prior to data collection.

Prior to Building Permit

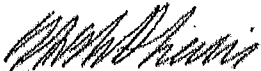
8. Construction documents must be substantially equivalent to the approved plans and other materials submitted for development review.
9. Physical copies of all development review submittal materials, as permitted by the Planning Board, must be submitted to the Planning, Preservation & Zoning Division for the public record.
10. A copy of the Recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted for the public record.
11. Product details and design specifications for the forty-two (42) long-term bicycle parking spaces must be submitted to confirm compliance with Section 11.1 Bicycle Parking of the Somerville Zoning Ordinance.
12. The location of the proposed Bluebike station must be identified via a site plan and final location must be approved by the Mobility Division.
13. All Stage 2 documentation required by the LEED Certifiability Requirements must be submitted to the Office of Sustainability & Environment.
14. Materials specifications from suppliers must be submitted to confirm fenestration glazing is compliant with the VLT and VLR ratings required by the Somerville Zoning Ordinance.
15. An updated outdoor lighting plan and supplier cut sheet specifications of chosen lighting fixtures must be submitted to confirm compliance with Section 10.7 Outdoor Lighting of the Somerville Zoning Ordinance. The site photometric plan must include a keyed site plan identifying the location of all luminaires; total site lumen limit table (calculations from the SZO); lighting fixture schedule indicating the fixture type, description, lum type, lumens, color temperature, color rendering index, BUG rating, mounting height, and wattage of all luminaires; and notation of any timing devices used to control the hours set for illumination.

Prior to Certificate of Occupancy

16. All Step 3 documentation required by the LEED Certifiability Requirements must be submitted to the Office of Sustainability & Environment.
17. The Bluebike station must be installed and operational.
18. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.

Attest, by the Planning Board:

Michael Capuano, *Chair*
Erin Geno, *Clerk*
Jahan Habib



Sarah Lewis, Director of Planning, Preservation, & Zoning
Office of Strategic Planning & Community Development

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

FOR SITE PLAN APPROVAL(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____