



City of Somerville
PLANNING BOARD

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

DECISION

PROPERTY ADDRESS: 246-250 Elm Street
CASE NUMBER: P&Z 22-104
OWNER: Sitt Realty, LLC
OWNER ADDRESS: 1340 Centre Street, Ste 101, Newton MA 02459
DECISION: Approved
DECISION DATE: August 24, 2022

2022 AUG 26 A 10:00
CITY CLERK'S OFFICE
SOMERVILLE, MA

Pursuant the Somerville Planning Board's Rules of Procedure & Policy, commercial signs and any modification to the ground story façade of a building, including building components, require only Minor Site Plan Approval, with the Director of Planning, Preservation & Zoning serving as the decision-making authority in-lieu of the Planning Board.

This decision summarizes the findings made by the Director of Planning, Preservation, & Zoning regarding the development review application submitted for 246-250 Elm Street.

SUMMARY OF PROPOSAL

Applicant Core States Group Architects, proposes the following commercial sign types and ground story façade modifications:

- One (1) wall sign (permitted under and compliant with Section 10.8.12)
- One (1) blade sign (permitted under and complaint with Section 10.8.11)
- Modification to a storefront (Permitted under and compliant with Section 4.2.10.h)
- Modifications to the upper portion of the ground story façade include removing the existing vertical pier and replacing with brick material along the horizontal band. The changes to the horizontal band of the façade do not create any new or extend any existing non-conformities in accordance with Section 14.1.5.c.ii.

RECORD OF PROCEEDINGS

On August 24, 2022 the Director of Planning, Preservation & Zoning reviewed the submitted application materials.

PLANS & DOCUMENTS

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

Document Name	Pages	Prepared By	Date	Revised
Signage Plan for 246-250 Elm Street	12	Philadelphia Sign – 707 West Spring Garden St, Palmyra, NJ, 08055	May 16, 2022	
Building Elevations for 246-250 Elm Street	6	James Lalli, AIA of Core States Group - 9 Galen Street, Ste 117, Watertown, MA 02572	May 27, 2022	Sheet A2.1.0 revised on August 19, 2022

Sign Narrative for 246-250 Elm Street	1	Core States Group, 9 Galen Street, Ste 117 - Watertown, MA 02572	July 27, 2022	
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FINDINGS

In accordance with the Somerville Zoning Ordinance and the Planning Board’s Rules of Procedure and Policies for minor site plan approvals, the Director of Planning, Preservation & Zoning 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 Director finds that the proposal is compatible with the values of SomerVision 2040, the City’s Comprehensive Master Plan, including supporting commercial development.

2. *The intent of the zoning district where the property is located.*

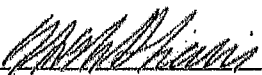
The Director finds that the proposed signage is consistent with the intent of the Mid-Rise 4 (MR4) district which is “[t]o create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving uses.”

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

The Director finds that the proposed commercial signage does not cause any impacts deserving of mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning, Preservation & Zoning **APPROVED** the Site Plan Approval authorizing the commercial signs and modification to the ground story façade on behalf of the Planning Board.


 Sarah Lewis, Director of Planning & 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 _____