



City of Somerville

## PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**DECISION** JUN 30 A 9:04

**PROPERTY ADDRESS:** 378 Highland Ave  
**CASE NUMBER:** P&Z 22-063  
**OWNER:** Christos Poutahidis  
**OWNER ADDRESS:** 147 Willow Ave, Somerville, MA 02144  
**DECISION:** Approved (Site Plan Approval)  
**DECISION DATE:** June 16, 2022

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, requires 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 378 Highland Ave.

### SUMMARY OF PROPOSAL

SRP Sign Corporation proposes to install one (1) Wall Sign (permitted under and compliant with Section 10.8.12) and one (1) Blade Sign (permitted under and compliant with Section 10.8.11) that both read "nesh".

### RECORD OF PROCEEDINGS

On June 16, 2022, the Director of Planning, Preservation, & Zoning reviewed the submitted application materials.

### 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.*

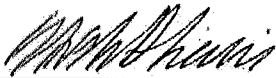
The Director finds that the proposal is consistent with the intent of the Mid-Rise 3 (MR3) district, which is, in part, "[t]o create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving commercial uses."

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 for a Wall Sign and a Blade Sign on behalf of the Planning Board.



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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 \_\_\_\_\_