



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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GEORGE J. PROAKIS  
EXECUTIVE DIRECTOR

PLANNING DIVISION

**PLANNING BOARD MEMBERS**

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JOSEPH FAVALORO, *CLERK*  
DOROTHY A. KELLY GAY  
AMELIA ABOFF  
GERARD AMARAL, (ALT.)

**Case #: PB 2014-31 R1/0502**

**Site: 779 McGrath Highway / 240 Mystic Avenue / 60 Cross St. East**

**Date of Decision: July 11, 2019**

**Decision: Petition Approved with Conditions**

**Date Filed with City Clerk: July 19, 2019**

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**PLANNING BOARD DECISION**

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**Site:** 779 McGrath Highway / 240 Mystic Avenue / 60 Cross St. East

**Applicant Name:** Anthony Galluccio

**Applicant Address:** 10 Pleasant St #1, Cambridge, MA 02139

**Property Owner Name:** Young Lee

**Property Owner Address:** 109 School Street, Watertown, MA 02472

**Alderman:** Matthew McLaughlin

**Legal Notice:** Applicant, Anthony Galluccio, and Owner, Young Lee, seek a revision to a previously granted Special Permit with Site Plan Review, final level approval of the amended Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on Sept 6, 2001 and Nov 1, 2001 and as revised on Dec 11, 2014. Applicant and owner seek approval under SZO Article §16.8.3 and §5.2, to construct an approx 107,597 sf 3-story residential building with 75 units and approx 100 parking spaces. Zone BA / PUD-B. Ward 1

**Zoning District/Ward:** BA/PUD-B Zone. Ward 1.

**Zoning Approval Sought:** SZO §16.8.3 and §5.2

**Date of Application:** March 19, 2019

**Date(s) of Public Hearing:** July 11, 2019

**Date of Decision:** July 11, 2019

**Vote:** 5-0

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Case number **PB 2014-31 R1/0502** was opened before the Planning Board at the Visiting Nurse Association 3<sup>rd</sup> Floor Community Room, 259 Lowell Street. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. On July 11, 2019, the Planning Board took a vote.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722  
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## **I.PROJECT DESCRIPTION**

This proposal is for revisions to the 75-unit residential building including 9 affordable units and 1 model unit. The building is 107,597 square feet. The proposed building is 3-stories in height and there are stoops along the eastern side of the building to access individual units. The unit mix includes studios, one-bedrooms, two-bedrooms, and three-bedrooms. The ground floor contains the parking for the building and the eastern edge is wrapped with residential units to buffer the parking from the residential neighborhood.

There are two courtyards for resident use on the western side of the building that are located above the parking level of the building – one of which will contain a swimming pool.

The main pedestrian entrance is on Mystic Avenue and the garage entrances are on Garfield Street. The only vehicular access from Cross Street East to the site is for emergency vehicles. Part of the project includes the total renovation of the former Harris Park into a landscaped passive recreation area. Cross Street is being discontinued at the intersection of Cross St. and Pennsylvania Ave. A right of way will be maintained for 131 Pennsylvania Ave. to access their driveway and garage which are on Cross St. A pedestrian path will be maintained to access the Stop and Shop parking lot directly adjacent to the projects south side.

The building dimensions remain the same with no alterations to height, depth, or bulk from the original approval. The pattern language and articulations of architectural elements have changed. As shown on the revised elevations, the window sizes and locations along with some of the projecting bays have been modified to reflect the final interior layouts of the units. The Applicant has provided comparative rendered elevations to show the changes from the previously approved elevations for ease of reference. The cladding materials needed to be adjusted as the bays changed to keep the balance across of the façade, especially articulating the “townhomes” on the park side. There were also edits to the cornice line and the details at the top of the building to add variation and break down the massing of the long facades.

While none of the modifications seem that significant, there are enough changes that cannot be considered de minimis. The Planning Director determined that the overall effect required a revision and review by the Planning Board prior to construction proceeding.

### *Dimensions/Parking*

<b>DIMENSIONAL / PARKING REQUIREMENTS</b>	<b>PUD-B</b>	<b>Existing</b>	<b>Proposed PUD</b>	<b>Revised SPSR</b>
Minimum lot size	75,000 sf	311,421 sf	311,421 sf	311,421 sf
Front yard setback	15 ft	15.3 from McGrath	15.3	15.3
Side yard setback (left)	15 ft	178.3	21.5	21.5
Side yard setback (right)	15 ft	34.4	15	15
Rear yard setback	15 ft	392.8 from Cross	0 (waiver obtained)	0 (waiver obtained)
Rear yard setback abutting an RA district line	1/3 height but not <15 ft	432.8	21.8	21.8



<b>DIMENSIONAL / PARKING REQUIREMENTS</b>	<b>PUD-B</b>	<b>Existing</b>	<b>Proposed PUD</b>	<b>Revised SPSR</b>
Maximum Floor area ratio (FAR)	3.0	0.26	0.45	0.45
Ground Coverage	65%	23.9%	37.6%	37.6%
Maximum height, feet/stories	7 stories / 100 feet	2 stories / 28 feet	3 stories / 39.5 feet	3 stories / 39.5 feet
Maximum height within 30 feet of RA district line 3 stories / 40 feet	3 stories / 40 feet	NA	3 stories / 39.5 feet	3 stories / 39.5 feet
Minimum lot area/per dwelling unit	1000 sf	NA	4152 sf	4152 sf
Landscaped area	20%	22.6%	17.6% (waiver obtained)	17.6% (waiver obtained)
Usable Open Space*	50% of required landscaped area	70,446 sf (22.6% of site – 113 % of required landscaped area)	43,723 sf (14% of site – 70% of required landscaped area)	43,723 sf (14% of site – 70% of required landscaped area)
Parking Total	Res (167) Comm (156) Total (323)	355	390 (110 in the residential building)	390 (110 in the residential building)
Bicycle Parking	41	6	58 (6 at Stop & Shop 28 outside residential building 24 inside residential building)	58 (6 at Stop & Shop 28 outside residential building 24 inside residential building)
Loading	4	5	5	5

\* The parking lot medians designated as usable open space in the Stop & Shop portion of the site were permissible and permitted as part of the original PUD and SPSR applications. The usable open space that is on the residential portion of the site meets the current requirements for usable open space.

#### *Parking NO CHANGE*

Parking on the site will be located in a garage on the ground floor of the building. Twenty-eight bicycles parking spaces will be located in rooms within the garage and at least 12 bicycle racks will be located outside of the residential building.



### *Landscaping / Usable Open Space NO CHANGE*

As granted with the original approval, the City will retain ownership of half of the street that abuts the park and the park itself. The Applicant will renovate and maintain the discontinued street and the park. The design of the park will be for passive uses to complement the active new Chuckie Harris Park down the street. The land on which the road is located and the park will be open to the public.

### *Trash & Recycling NO CHANGE*

Trash and recycling rooms with chutes will be located on each floor of the residential building. Solid waste will be compacted and stored in roll-away dumpsters in the trash room in the garage. The dumpsters will be collected by private contractors.

### *Waivers NO CHANGE*

The PUD received waivers in the December 2014 approval for a reduction in rear yard setback and a reduction in landscape area with full compliance of landscaped area on an abutting parcel

## **II. FINDINGS FOR SPECIAL PERMIT WITH SITE PLAN REVIEW (SZO §5.3.8):**

### ***A. General Application Requirements***

Application requirements are identified in Section 16.8 of the SZO. Section 16.8.2 and 16.8.3 identifies the general information required for a preliminary PUD PMP approval and final level approval. Section 16.8.2.H and 16.8.3 identifies that the Special Permit with Site Plan Review requirements in Section 5.2 are required for both phases of approval. Staff finds the SPSR meets the application submittal requirements in the above listed sections.

### ***B. Required Findings of Fact for PUD***

Section 16.10.1 of the SZO indicates that PUD preliminary master plan approval shall be considered preliminary approval that recognizes that the plan is in general accordance with provisions of the Somerville Zoning Ordinance (SZO). Findings are then required under 16.1, 16.4, 16.5.3, 16.7 and 16.9 of the SZO. Staff determined that the PMP and SPSR submittal meets the required findings for a PUD PMP and SPSR-

### ***C. Requirements for SPSR (SZO §5.2.5 and 5.1.4)***

The SZO requires that the PMP be reviewed to ensure that projects under the PMP can meet the standards required for SPSR in the ordinance. Parts a-h of Section 5.2.5 must be addressed when SPSR requests are submitted. The Staff finds that projects submitted meets the findings required.



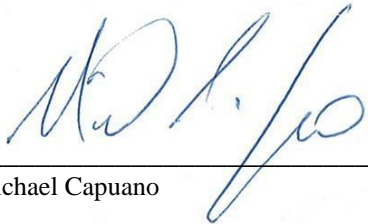
### **III.DECISION:**

Present and sitting were Michael Capuano, Joseph Favaloro, Dorothy Kelly Gay, Amelia Aboff and Gerard Amaral. Upon making the above findings, Michael Capuano made a motion to approve the request for a Revision. Joseph Favaloro seconded the motion. The Board voted **5-0** to **APPROVE** the request **with all original conditions still applicable and remaining unchanged.**

Attest, by the Planning Board:



Joseph Favaloro



Michael Capuano



Dorothy A. Kelly Gay



Gerard Amaral



Amelia Aboff

Copies of this decision are filed in the Somerville City Clerk's office.  
Copies of all plans referred to in this decision and a detailed record of the  
SPGA proceedings are filed in the Somerville Planning Dept.

### **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. 3.2.10.

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 SPECIAL PERMIT(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 \_\_\_\_\_

