



City of Somerville

URBAN DESIGN COMMISSION

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

MAY 24, 2022 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS
Sarah Lewis	Co-Chair	<i>Present</i>
Cortney Kirk	Acting Co-Chair	<i>Present</i>
Frank Valdes	Member	<i>Absent</i>
Deborah Fennick	Member	<i>Present</i>
Andrew Arbaugh	Member	<i>Present</i>
Tim Talun	Member	<i>Present</i>
Tim Houde	Member	<i>Present</i>
Cheri Ruane	Member	<i>Present</i>

City staff present: Andrew Graminski (Planning, Preservation, & Zoning)

The meeting was called to order at 6:06pm and adjourned at 7:21pm.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Member Arbaugh, seconded by Member Houde, the Commission voted unanimously (5-0) to approve the 12 April 2022 meeting minutes.

PUBLIC MEETING: 366 Broadway (P&Z 21-175)

(continued from 12 April 2022)

The applicant team gave a brief overview of the proposal. They presented updated façade options based on input received from Commissioners at the previous design review meeting.

The Commission and applicant team discussed the materiality choices, the successful design details of each façade option, the possibility of refining the base and corner/balconies further, and how façade option 1 has a more logical materiality approach and is simpler/smaller on the Thurston Street side. The discussion continued with the landscape plan and the possibility of adding another street tree.

The Commission confirmed that they prefer façade option 1 with the design guidance given this evening incorporated into the design such as not continuing the brick up into the mansard area, carrying the cornice across the 4th floor, adding in more vertical expression, and making the bays one continuous height.

Following a motion by Member Talun, seconded by Member Houde, the Commission voted unanimously (5-0) to recommend façade option 1.

Following a motion by Member Talun, seconded by Member Houde, the Commission voted unanimously (5-0) to recommend that the design guidelines for the MR4 district have been met.

Following a motion by Member Arbaugh, seconded by Member Fennick, the Commission voted unanimously (5-0) to incorporate additional design guidance to be incorporated into the design.

Additional design guidance:

- Discussion around corner of the building, easier transition from Broadway to Thurston on the ground level
- Building top should be even and brick should come across the front façade
- Eliminate the use of wood at the corner
- Careful consideration around the landscape, must be maintainable
- Choice of brick with the gray material must be compatible
- Prioritize ground floor condition along the base of the building, careful attention to the grade change; recommend condition to the Planning Board

RESULT:	RECOMMENDED
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OTHER BUSINESS: UDC Rules and Procedures Update

The Commission asked Staff for updates on the Rules and Procedures for the UDC. Staff responded by saying it is still a work in progress and is being worked on in conjunction with the other Boards and Commissions, Planning Staff, and other City Staff. Staff also noted that new submittal requirements are also being worked on and will be before the UDC for review shortly.

The Commission and Staff discussed how setting up a sub-committee made up of two UDC Commissioners would work, the 20-minute project discussion timeframe the Commission has during meetings, the possibility of creating a joint meeting with the Planning Board, the likelihood of creating a review checklist, and if it's feasible for every UDC recommendation report to be reviewed by the UDC before it goes to the Planning Board. The Commission asked if they could possibly review Neighborhood Plans and Master Plan Special Permits and if Staff could propose a zoning amendment to address that, as well as leaving space on each meeting's agenda for general discussions.

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning & Zoning Division at planning@somervillema.gov.