



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: Planning, Preservation, & Zoning Staff
SUBJECT: 394 McGrath, P&Z 21-122
DATE: October 5, 2022
RE: Supplemental Staff Memo 3
RECOMMENDATION: **Special Permit:** Approve with Conditions
Site Plan Approval: Approve with Conditions

At their September 22, 2022, meeting, the Planning Board (“the Board”) resumed their deliberations of 394 McGrath Highway with the purpose of discussing additional Mobility Division input regarding how deliveries and loading might be handled at the site.

On the afternoon of the September 22, 2022 meeting, the Applicant team was able to create a solution to accommodate loading and deliveries on-site as recommended by the Mobility Division. The Applicant team presented this solution at the meeting and discussed their approach with the Board.

However, due to the timing of the Applicant team developing the delivery/loading solution, Staff had not been provided with the plan set nor an explanation of this redesign approach prior to the meeting. This redesign also constituted “new information”. When new information is provided by an Applicant team, it triggers the need for a supplemental staff memo and public testimony. Therefore, the Board was unable to take a vote on the requested Special Permit or Site Plan Approval and continued the matter to the October 13, 2022 meeting date.

The updated plans show that the Applicant has increased the height of the vehicular entrance under the building to fifteen (15) feet, a change that was achieved through rearranging portions of interior unit space in order to accommodate the greater height of the vehicular entrance. The increased height of the entrance will allow for taller delivery and moving vehicles to access the rear parking and turning area of the property. Such vehicles will be able to access the site head-on, turn around at the rear of the building, and exit the site onto McGrath in a forward fashion. This modification to the proposal will also assist in providing space for the electrical vault that is needed for this NetZero-ready project.

Should the Planning Board move to approve the Special Permit and the Site Plan Approval, Staff refers the Board to the recommended conditions noted in the Staff Memo prepared for the August 18, 2022 meeting.