



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: Planning, Preservation & Zoning (PPZ) Staff
SUBJECT: 153 South Street (P&Z 21-008)
POSTED: November 3, 2022

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated October 20, 2022.

This memo provides revised language for two (2) conditions that were proposed by PPZ Staff in the Staff Memo dated October 20, 2022. This memo also provides language for a new condition relating to street tree protection. Both the revised condition language and new condition language were developed as directed by the Planning Board at the October 27, 2022, Planning Board meeting.

BACKGROUND

At the October 27, 2022 Planning Board meeting, this application was reviewed by the Board. The Applicant expressed several reservations regarding some of the Staff recommended permit conditions and proposed some modifications, consistent with the approved Master Plan. After dialogue between the Board, the Applicant, and Staff, the Board asked Staff to revise several conditions to better align with the timing of the Master Plan phasing schedule and the development covenant. The Board also requested Staff to draft a potential condition to address protecting street trees along Thoroughfare 1 during construction.

PERMIT CONDITIONS

Should the Board approve the required Site Plan Approval for the Commercial Shared Street Thoroughfare type, PPZ Staff recommend the following revised condition language from the following originally proposed condition:

Legal Agreements

- ~~Thoroughfare 1 must be dedicated to the public by a covenant or other deed restriction prior to the issuance of the Streetscape Construction permit authorizing construction.~~ Thoroughfare 1 must be dedicated to the public by a covenant or other deed restriction or conveyed to the City of Somerville in accordance with Section 15.6.1 Land Conveyance. Timing of dedication or conveyance must occur as detailed in the Development Covenant between the City and Applicant, as amended.

General Conditions

- All ~~Phase 3~~ **Phase 2** conditions of the Master Plan Special Permit dated January 20, 2022, must be completed prior to the acceptance of this thoroughfare as a public-way.

Further, should the Board approve the required Site Plan Approval for the Commercial Shared Street Thoroughfare type, PPZ Staff recommend the following additional condition language, related to the potential condition to protect street trees as discussed by the Board at their October 27, 2022, meeting:

Construction Documents

- The Applicant must develop a Tree Protection Plan that details the protection of existing and newly planted trees during each phase of construction of the thoroughfare and the adjacent buildings, to be reviewed and approved by Public Space and Urban Forestry Division prior to applying for a Streetscape Construction Permit.