



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

December 2, 2022

60 Cross Street Investment LLC
c/o Melissa Mintz
72 Mt. Auburn Street,
Watertown, MA 02472

Dear Melissa,

Your application for a Plan Revision to your approved plans at McGrath Hwy 771 (779) /240 Mystic Ave; 60 Cross St. E. (PB 2014-31 R1/0502 and P&Z22-093), case number P&Z22-157, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Area A: Due to off-site grades and the accessibility of the multi-use path, the service court and pedestrian access along the westerly side of the building were swapped.
- Area B: To accommodate the abutter's request not to plant trees in front of windows, 5 trees have been moved to the easterly side of the path and the spacing of the 10 trees on the westerly side of the path modified. The total number of trees to be planted remains unchanged.
- Area C: Revisions to reflect the locations of the water source and fire hydrant as required by Engineering which required an adjustment to the bike rack location.
- Area D: Engineering changes to the sidewalk along Mystic Avenue at the Stop & Shop driveway at the building's main entrance. Two new trees replace an existing tree that had to be removed to accommodate this required change.
- Area E: Revised location of bike racks.
- Area F: Some adjustments to the park based on final negotiations with the City's Division of Public Space & Urban Forestry (PSUF) and the Legal Department.

As required by SZO §5.3.8, I find that the proposed change;

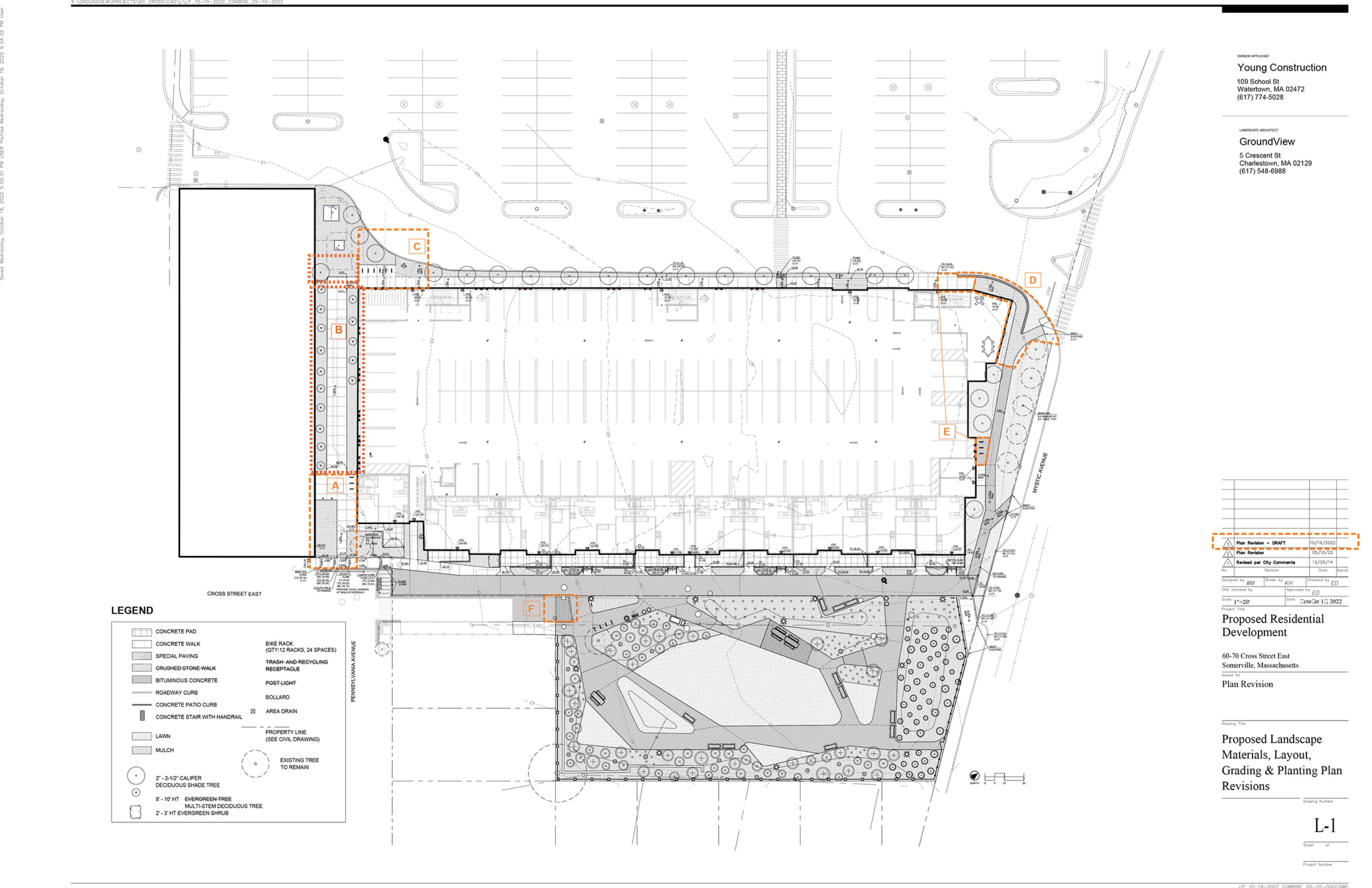
- i. Changes would not contravene the legal notice, any finding, or condition of the SPGA in the original approval;
- ii. Changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
- iii. Changes would not alter the character of the development; and
- iv. Changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.

Please check additional outstanding conditions of the approval and bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already, contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the revised plans and the conditions attached to the approval.

Sincerely,

Sarah Lewis, RA, LEED-AP, CNU-A
Director of Planning, Preservation, & Zoning

Cc: file/ISD/Peter Lee



OWNER/APPLICANT
Young Construction
109 School St
Watertown, MA 02472
(617) 774-5028

LANDSCAPE ARCHITECT
GroundView
5 Crescent St
Charlestown, MA 02129
(617) 548-6988

Proposed Residential Development
60-70 Cross Street East
Somerville, Massachusetts
Issued for
Plan Revision

Drawing Title
Proposed Landscape Materials, Layout, Grading & Planting Plan Revisions
Drawing Number

L-1
Sheet of
Project Number