



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

July 11, 2022

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

Dear Peter,

Your application for a Plan Revision to your approved plans at 771 (779) McGrath Highway also known as 60 Cross Street East (PB2014-31 R1/0502), case number P&Z22-093, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Northeast Elevation (Mystic Ave): A window at ground level was reduced to a half pane due to a conflict with a structural building element.
- Northwest Elevation (Stop & Shop): PVC accent panel adjacent to a first floor window was eliminated, and the center window looking over the westerly courtyard was raised.
- Southeast Elevation (Park side): A pair of windows at the ground level were mulled together to align with the placement of the windows on the 2nd and 3rd floors, and the width of the stair head house at roof level was reduced.
- Southwest Elevation (Pedestrian path): Two windows at the garage were replaced with vents to facilitate fresh air circulation, and the approved elevation was revised to include the correct parapet height.

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,

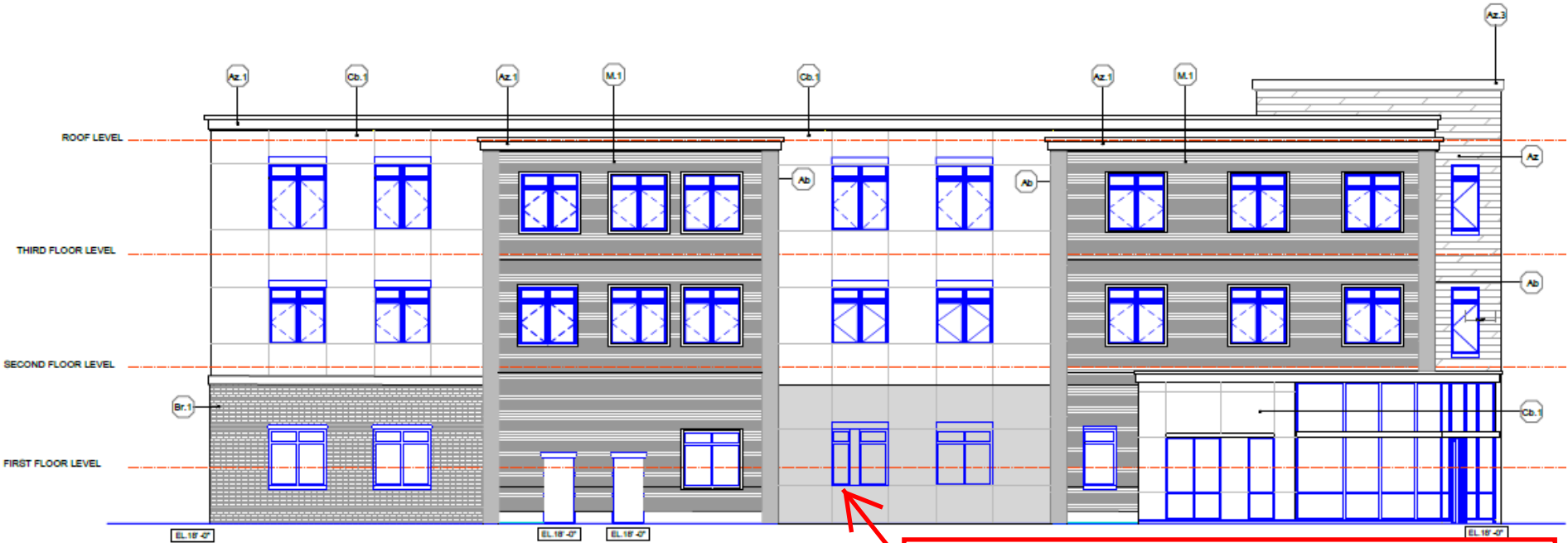
Sarah Lewis, RA, LEED-AP, CNU-A
Director of Planning & Zoning

Cc: file
ISD
Mintz Development Group

NORTHEAST ELEVATION (MYSTIC AVE)



NE-approved_PB2014-31-R10502



Reduced to half-size pane to accommodate structural element

NORTHEAST ELEVATION 02 - AS-BUILT

LEGEND - EXTERIOR FINISHES

Br.1 BRICK	M.1 CORRUGATED METAL SIDING	Ab. ALUCABOND METAL CLADDING
Ak. 'NICHES' PANEL CLADDING	Lp.1 LAP SIDING	Cb.1 CEMENTITIOUS PANEL CLADDING

NORTHWEST ELEVATION (STOP & SHOP)



NW-approved_PB2014-31-R10502

LAP SIDING REPLACED
CORRUGATED METAL

PVC PANEL
ELIMINATED



RAISED WINDOW AT
COURTYARD

NORTH-WEST ELEVATION 03 AS-BUILT

LEGEND - EXTERIOR FINISHES

BRICK	CORRUGATED METAL SIDING	ALUMINUM METAL CLADDING
NICKEL PANEL CLADDING	LAP SIDING	CEMENTITIOUS PANEL CLADDING

SOUTHEAST ELEVATION (PARK)



SE-approved_PB2014-31-R 10502



SOUTHEAST ELEVATION 01 - AS-BUILT

LEGEND - EXTERIOR FINISHES

BRICK	CORRUGATED METAL SIDING	ALUMINUM METAL CLADDING
VERTICAL PANEL CLADDING	LAP SIDING	CEMENTITIOUS PANEL CLADDING

SOUTHWEST ELEVATION (PATH FROM CROSS ST E TO STOP & SHOP)



SW-approved_PB2014-31-R10502

