



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

December 3, 2021

Boynton Yards LandCo LLC
c/o Kevin Griffin
10 Post Office Square
Boston MA 02109

Dear Kevin,

Per my email from July 21st of this year, the Plan Revision (P&Z21-058) to your approved plans at 153 South Street, case number MPSP2020-002, has been deemed a *Major Amendment*, and as such requires additional Board Review.

- Incorporating the existing building at 561 Windsor Street (known as the "Taza Building") and associated surface parking lot into the approved Master Plan Special Permit for Boynton Yards.

As required by SZO §5.3.8, I find that the proposed changes do not meet the following criteria;

- 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 apply for a Board Review via the application found at <https://www.somervillezoning.com/developmentreview/> and additional information about submittal requirements can be found at that location.

Sincerely,

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

Cc: file
ISD