



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

March 15, 2022

E3 Development LLC
c/o Eliza Datta
40 Homer Street,
Newton, MA 02459

Dear Eliza,

Your application for a Plan Revision to your approved plans at 31 Tufts Street (P&Z20-004), case number P&Z22-034, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- As a single lot, the pocket park provides too large a setback for the proposed building. In order to allow for the building and pocket park to be constructed as planned and approved, the lot needs to be split into two zoning-compliant lots known as "Lot 1" and "Lot 2".

As required by SZO §15.2.4, I find that the proposed change;

- a). Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b). Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- c). Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

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,


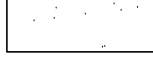


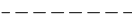











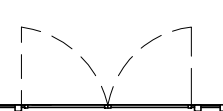







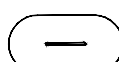
Sarah Lewis, RA, LEED-AP, CNU-A
Director of Planning, Preservation, & Zoning

Cc: file
ISD
Adam Dash



1. EXISTING CONDITIONS INFORMATION IS A COMPILED SURVEY PREPARED BY JOYCE CONSULTING GROUP, P.C., BRAINTREE, MA, ON MAY 21, 2021.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.

LAYOUT AND MATERIALS LEGEND

PROPERTY LINE		LANDSCAPED AREA, REFER TO PLANTING PLAN	
LIMIT OF WORK		CONCRETE PAVING	
GRADE BREAK		POROUS CONCRETE UNIT PAVERS, TYP.	
VERTICAL GRANITE CURB		STONE DUST PAVING	
CONCRETE PLANTER CURB		STONE DRIP STRIP	
WOOD FENCE AND GATE, HEIGHT VARIES		TRENCH DRAIN	
18" HIGH DECORATIVE METAL FENCE		WALL LIGHT	
PERFORATED METAL FENCE		WALL LIGHT, MOTION ACTIVATED	
TRASH ENCLOSURE FENCE AND GATES		POST LIGHTS	
PRECAST CONCRETE BENCH WITH BACK		PUBLIC STREET POLE LIGHTS	
PRECAST CONCRETE BENCH, BACKLESS			
PICNIC TABLE AND BENCH			
ADIRONDACK CHAIR			
WATER FOUNTAIN			
BIKE RACK			



PROJECT:

PROJECT	STREET
ADDRESS:	31 TUFTS
	SOMERVILLE, MA
TAX ASSESSOR PARCEL #:	---

ARCHITECT: **PLACETAILOR, INC.**
103 TERRACE STREET

CONSULTANT

DMLA
DEBORAH MYERS LANDSCAPE ARCHITECTURE

CLIENT **E3 DEVELOPMENT, LLC**
40 HOMER STREET
NEWTON, MA 02459

[illegible]

SUBMISSION DATE: **11/01/2021**

CONSTRUCTION DRAWINGS

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MATERIALS PLAN

L101

Analysis of Zoning Requirements

3.14.22

Article 3.2.10 - Apartment Building	Required	AH Adjustment	Proposed
Lot Dimensions			
Lot Width/No Driveway Access (min)	55 ft		78 ft
Lot Depth (min)	90 ft		115 ft
Lot Development			
Lot Coverage (max)	65%	62%	52%
Green Score (min/ideal)	.35/.40	.33/.38	.498
Building Setbacks			
Primary Front Setback (min/max)	10 ft/20 ft	9.5 ft/19 ft	10.51 ft
Secondary Front Setback (min/max)	10 ft/20 ft	9.5 ft/19 ft	9.5
Side Setback (min)	5 ft	4.75 ft	8.5 ft
Rear Setback (min)- Note: No rear setback corner lot	10 ft		N/A
Parking Setbacks- Note: Site is within 1/4 Mile radius of Transit Station			
Primary Front Setback/Surface Parking (min)	20 ft		N/A
Secondary Front Setback/Surface Parking (min)	10 ft		N/A
Main Mass			
Facade Build Out (min)			
Tufts Street Facade	80%	76%	76.8%
Glen Street Facade	80%	76%	82.2%
Floor Plate (max) without Forecourt	7,000 sf	6,650 sf	4,671 sf
Ground Story Elevation (min)	2 ft		2 ft
Story Height (min/max)	10ft/12 ft		10.5ft/11 ft
Number of Stories (min/max)	2 / 4		3
Roof Type	Flat/Mansard		Flat
Facade Composition			
Ground Story Fenestration (min/max)	15%/50%		16.4%
Upper Story Fenestration (min/max)	15%/50%		15.1%
Use and Occupancy			
Gross Floor Area per DU (min) - 100% Affordable	875 sf		875 sf
Outdoor Amenity Space (min)	24 sf / DU		800 sf
Parking and Mobility			
Bicycle	N/A		8 spaces
Motor Vehicle within a Transit Area (max)	N/A		N/A