



City of Somerville

PLANNING, PRESERVATION & ZONING DIVISION

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

TO: Planning Board
FROM: Planning, Preservation, & Zoning Staff
SUBJECT: 59 Bow Street First Neighborhood Meeting Report

As required by the Somerville Zoning Ordinance (SZO), this memo summarizes the first neighborhood meeting for the establishment of a Household Living use by Special Permit and Site Plan Approval of a 5-story General building in the MR5 zoning district, Ward 3, Union Square.

Meeting Date: July 29, 2021

Meeting Start Time: 6:30pm

Meeting Location: virtually using Zoom

Meeting Host/Facilitator: Councilor Ben Ewen-Campen

Attendees from the Applicant Team: Atty. Anne Vigorito, Elan Sasoon (developer), Phil Sima (architect),

ADDITIONAL INFORMATION

In addition to minutes, the Director of Planning, Preservation & Zoning shall keep a public record of the neighborhood meeting that includes, but may not be limited to:

- Copies of all materials provided by the applicant at the meeting
- A list of those persons and organizations contacted about the meeting and the manner and date of contact
- A roster or signature sheet of attendees at the meeting (see attendees below)

ATTENDEES

Rob Buchannon
Scott Jannuzzi
Lynn Filer
Michael Lynch
Phil Privatera
Rachel Clark
Matt Mergida
Jim McGinnis
George Evans

MINUTES

Councilor Ewen-Campen introduced the meeting. Attorney Vigorito briefly introduced the development team. Architect Phil Sima provided an overview of the proposed building, use, and site, including use of Passive House principles to achieve a Net Zero Ready building, installation of green space, outdoor amenities for building residents, potential restaurant use in first floor commercial space fronting on Bow Street.

Members of the public asked questions and raised concerns about interior programming, building design, parking, and site layout.

Comments were made regarding the bedroom count per unit and the need for more units that provided greater than one bedroom each. Regarding building design, suggestions were made to make the building look more residential as the building stretched further down Bow Street Place. Additional comments were made that the building design did not work well with the 1800s context of the surrounding neighborhood, and questions were raised about what materials and finishes would be used on the exterior of the building.

One question arose regarding trash location and pickup.

The majority of the questions and concerns revolved around parking on Bow Street Place, lack of available parking in the area, lack of enforcement of illegal parking by non-residents of Bow Street Place, ability of new residents to receive parking permits, how parking problems on Bow Street Place will be handled (Bow Street Place is a private street), and the impact of Stanhope Framers' delivery trucks in the immediate area, especially on Bow Street Place.