



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 Second Neighborhood Meeting Report

As required by the Somerville Zoning Ordinance (SZO), this memo summarizes the second 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: October 12, 2021

Meeting Time: 6:30pm

Meeting Location: virtually using Zoom

Meeting Host/Facilitator: Councilor Ben Ewen-Campen

Attendees from the Applicant Team: Atty. Richard DiGirolamo, Elan Sassoon (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

(note that some attendees can only be listed via the screen names that they used)

Dave Athey

Todd (listed as Amy Deaner)

"Big Mike"

Debbie Musnikow

Jim McGinnis

Joe Tarkoff

Lynn Filer

Chris Filer

Matty Sunshine

Meredith Porter

Elaine Buckley

MINUTES

Councilor Ewen-Campen introduced the meeting. The Councilor provided a brief summary of residential parking permit (RPP) restrictions and that the RPP restrictions don't apply to Bow Street Place because it is a private way. The Councilor stated that the developer would be willing to voluntarily place a deed restriction on 59 Bow St. that would require that residents of 59 Bow Street be prevented from parking on Bow Street Place as well – they will not be able to park on that private way.

Attorney DiGirolamo briefly introduced the development team. Architect Phil Sima provided an update summary of the proposal, including changes made to the design and site based on feedback from the Urban Design Commission (UDC).

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

Overall concerns were raised about the number of bedrooms being proposed on a per-unit basis and that this type of housing would attract younger, affluent residents who would live here shorter term and would not be invested in the community. Concerns that the proposal is not one that would bring families into the neighborhood.

Comments were noted about the preferred design not fitting the area context as well as others presented.

Most concerns revolved around parking on Bow Street Place by 59 Bow St residents and restaurant patrons and how both will be informed of where not to park, and enforcement of illegal parking. Atty. DiGirolamo stated that the developer would be willing to put the same deed restriction on 59 Bow St prohibiting both resident and restaurant patron parking on Bow Street Place and discussed potential of including notice that parking is not allowed on Bow Street Place, that it is ultimately an enforcement issue but that is willing to comply, within reason, with any mechanism to preserve the integrity of parking on the private way (Bow Street Place).