



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: Planning, Preservation, & Zoning (PPZ) Staff
SUBJECT: 59 Bow Street, P&Z 21-017
DATE: February 9, 2023
RE: Supplemental Staff Memo 2

RECOMMENDATION: **Special Permit:** Approve with Conditions
Site Plan Approval: Approve with Conditions

At their February 2, 2023, meeting, the Planning Board (“the Board”) continued their discussion of the proposed project at 59 Bow Street, a Net Zero Ready, LEED Certifiable General Building in the MR5 zoning district that is on a Pedestrian Street and within a Transit Area. The Board sought to discuss three items about which they had requested updates at their January 19, 2023 meeting: bedroom count per unit, landscaping, loading/delivery/ride share area.

The Board discussed the bedroom count and landscaping changes. The Mobility Division had not had sufficient time to review an updated TAP proposal and provide feedback by the deadline for the February 2, 2023 meeting. As Staff was not comfortable with the Board approving the project with a condition that the Applicant continue to work with the Mobility Division on the loading/delivery/ride share area, the case was continued to the February 16, 2023 meeting.

For the Board’s review at their February 16, 2023 meeting, the Applicant has provided a revised plan set and a narrative explaining the changes made to their proposal.

Feedback from the Mobility Division appears below:

Deliveries/loading/ride share

After further review, the Mobility Division recommended no changes to the TAP that it had previously approved for this project. Their comments are as follows:

“Mobility’s preference is for the loading and delivery activities to take place on Bow Street Place as shown in your TAP. We are willing to consider a location along Bow Street in the future if it becomes necessary. Keep in mind that residents are able will be able to apply for permits for spaces on Bow Street for move-in/move-out as necessary.”

