



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: Planning, Preservation, & Zoning Staff
SUBJECT: 200 McGrath Hwy, P&Z 21-172
POSTED: February 24, 2023

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated February 9, 2023 and provides revised condition language.

PERMIT CONDITIONS

Should the Board approve the required Master Plan Special Permit, PPZ Staff recommends that the Board make the following changes to the recommended conditions from the February 9, 2023 Staff Memo:

Language to be removed is ~~struck~~, and language to be added is underlined.

Mobility

- ~~As part of the first~~ The Site Plan Approval application for Thoroughfare 1 must include a building or thoroughfare, the Applicant must provide evidence of an approved permit from MassDOT to allow vehicles to turn from Thoroughfare 1 onto the McGrath Highway southbound on-ramp.

Transportation Mitigation

- To mitigate transportation impacts, the project's frontage along Medford Street. must be improved with, at least, a sidewalk-level curb-separated bike lane. Final design must be approved by relevant City departments.
- To mitigate transportation impacts, Linwood Street between Somerville Avenue Extension and Poplar Street must be improved with, at least, sidewalks of up to twelve feet (12') wide sidewalks on each side of the street and additional traffic calming elements to reduce vehicle speed and volume. Final design must be approved by relevant City departments.
- ~~As voluntarily committed to in the Transportation Impact Study to mitigate transportation impacts, Linwood Street between Fitchburg Street and Poplar Street must be improved with, at least, center-line striping, bicycle shared lane pavement markings, and reconstruction of sidewalk segments that are in poor condition. Final design must be approved by relevant City departments.~~
- ~~As voluntarily committed to in the Transportation Impact Study to mitigate transportation impacts, Poplar Street between Route 28 (McGrath Highway) and Joy Street must be improved with, at least, wayfinding signage and bicycle shared lane pavement markings. Final design must be approved by relevant City departments.~~

- ~~As voluntarily committed to in the Transportation Impact Study to mitigate transportation impacts, Joy Street between Poplar Street and Washington Street must be improved with, at least, wayfinding signage and bicycle shared lane pavement markings. Final design must be approved by relevant City departments.~~
- The Applicant must implement all mitigation strategies voluntarily committed to in the Transportation Impact Study dated January 2022 and submitted as part of this application, unless the Director of Mobility determines that a specific strategy is no longer relevant due to changes to thoroughfares planned by the City or State.