

Permit Extension Application Narrative
114-120 Broadway, Somerville, Massachusetts

Applicant: Good Food Restaurant Group, LLC

Owner: Good Food Restaurant Group, LLC

March 16, 2023


Good Food Restaurant Group, LLC (the "Applicant") seeks an extension of its Special Permit originally issued through a decision by the Board dated August 21, 2019 because of delays it experienced due to the Covid-19 pandemic and supply chain related issues following the pandemic. By this application Applicant is seeking a six (6) month extension of the Special Permit so it can complete its building permit application and obtain the necessary building permits so it may commence work.

By way of background, Applicant seeks construction of a three-to-five story mixed-used building with 39 residential units (32 market rate, 7 inclusionary and a 0.8 fractional payment), three street-front commercial spaces, 31 parking spaces and providing for bike spaces as well. The address of the project is 114-120 Broadway, in addition to the parcel located at 6 Glen Street, which is currently a surface parking lot.

The progress of Applicant's project, like many projects at the time, was seriously impacted by the Covid-19 pandemic. Beyond the ability to build, which was stopped for much of 2020, when certain restrictions were lifted Applicant has had extreme difficulty with vendors and other third parties whose work was required for the building permit. Specifically, Applicant has had to engage multiple law firms, multiple engineers and dealt with frequent turnover at various utility companies which has made obtaining the necessary documents for the building permit more difficult than usual.

Applicant believes that with the requested extension it will be able to obtain the final document necessary to obtain its building permit and commence work.

Good Food Restaurant Group, LLC


Stephen Bandar, Manager


Michael Bandar, Manager