



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

January 11, 2023

Somerville Living, LLC
c/o Ugo DiBiase
144 Haven Street
Reading, MA 01867

Dear Ugo,

The Plan Revision (P&Z23-005) to your approved plans at 16-20 Medford Street, case number P&Z 21-057, has been deemed a *Major Amendment*, and as such requires additional Board Review.

While the reduction in parking spaces and design change to NetZero are admirable improvements to the project, the increase in the unit count is significant enough to not meet the *de minimis* criteria.

As required by SZO §15.2.4, I find that the proposed changes do not meet the following criteria;

- a). Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b). Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- c). Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

This request will be forwarded for Board Review to the original permit granting authority once the necessary additional information has been received by staff.

Sincerely,

Sarah Lewis, RA, LEED-AP, CNU-A
Director of Planning, Preservation, & Zoning

Cc: file
ISD
Tanya Carriere, Khalsa Design, Inc.