



City of Somerville

# PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## DECISION

2023 JUN 13 A 7:45

**PROPERTY ADDRESS:** 152-158 Broadway  
**CASE NUMBER:** P&Z 22-121  
**OWNER:** Broadway Investment Realty LLC  
**OWNER ADDRESS:** 154 Broadway, Somerville, MA 02145  
**APPLICANT:** Pasquale Puonopane  
**APPLICANT ADDRESS:** 154 Broadway, Somerville, MA 02145  
**DECISION:** Approved with Conditions  
**DECISION DATE:** June 12, 2023

CITY CLERK'S OFFICE  
SOMERVILLE, MA

Pursuant the Somerville Planning Board's Rules of Policy & Procedure, land platting involving only a lot split, lot merger, or lot line adjustment, as defined by the Somerville Zoning Ordinance, requires only Minor Site Plan Approval, with the Director of Planning, Preservation, & Zoning serving as the decision-making authority in-lieu of the Planning Board.

This decision summarizes the findings made by the Director of Planning, Preservation, & Zoning regarding the Minor Site Plan Approval application submitted for 154 and 156-158 (152-158) Broadway.

### SUMMARY OF PROPOSAL

Pasquale Puonopane proposes to merge the lots at 154 and 156-158 Broadway (Map 90, Block D, Lot 3, and Map 90, Block D, Lot 2, respectively).

### RECORD OF PROCEEDINGS

On June 12, 2023 the Director of Planning, Preservation, & Zoning reviewed the submitted application materials.

### PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and incorporated are identified below.

Document Name	Pages	Prepared By	Date	Revision Date
Lot Consolidation Plan 152-158 Broadway	1	GM2 Associates, Inc. 10 Cabot Rd, Suite 101B Medford, MA	May 25, 2023	N/A
Existing Conditions Certified Plot Plan 152-158 Broadway	1	GM2 Associates, Inc. 10 Cabot Rd, Suite 101B Medford, MA	October 26, 2021	April 26, 2023

## FINDINGS

In accordance with the Somerville Zoning Ordinance and the Planning Board's Rules of Policy & Procedure for Minor Site Plan Approvals, the Director of Planning, Preservation, & Zoning may approve or deny a Minor Site Plan Approval upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Director finds that this proposed land plat supports the objectives of SomerVision 2040, the City's Comprehensive Master Plan, including, but not limited to, the following:

- Facilitate transit-oriented, neighborhood infill development when it enhances the lively, human scaled and walkable character of Somerville blocks and neighborhoods.
- Facilitate thoughtfully designed, pedestrian-oriented, mixed-use development and reuse opportunities in commercial corridors, squares and around transit stations that are sensitive to neighborhood context, and serve existing and future residents and businesses.
- Promote mixed-use, mixed-income transit-oriented development to provide new housing and employment options.

2. *The intent of the zoning district where the property is located.*

The Director finds that the proposed lot line adjustment is consistent with the intent of the Mid-Rise 5 (MR5) zoning district, which is, in part, "[t]o create, maintain, and enhance areas appropriate for moderate scale, multi-use and mixed-use buildings and neighborhood- and community-serving uses."

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Director finds that there are no impacts attributable to the proposed development that require mitigation.

## DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning, Preservation, & Zoning **APPROVED** the Minor Site Plan Approval on behalf of the Planning Board, subject to the following conditions:

Perpetual

1. This Decision and the approved Land Plat must be recorded with the Middlesex South Registry of Deeds.
2. Copies of the Recorded Decision and Recorded Land Plat, stamped by the Middlesex South Registry of Deeds, must be submitted for the public record.



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Sarah Lewis, Director of Planning, Preservation, & Zoning  
Office of Strategic Planning & Community Development

**CLERK'S CERTIFICATE**

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on \_\_\_\_\_ in the Office of the City Clerk, and twenty days have elapsed, and

**FOR VARIANCE(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ any appeals that were filed have been finally dismissed or denied.

**FOR SPECIAL PERMIT(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ there has been an appeal filed.

**FOR SITE PLAN APPROVAL(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ there has been an appeal filed.

Signed \_\_\_\_\_ City Clerk Date \_\_\_\_\_