



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: OSPCD Staff
SUBJECT: 620 Broadway, P&Z 21-145
POSTED: July 13, 2023

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated March 10 and May 26, 2023.

This Staff Memo provides supplemental information about the loading and pavement marking plans for the proposed development and recommends the removal of one proposed condition.

BACKGROUND

This application for Site Plan Approval and a Special Permit (SPA/SP) for Cannabis Retail Sales was reviewed by the Planning Board on April 6, May 4, and June 1, 2023. At previous meetings, additional information was requested related to the loading plan and sustainability elements. Since June 1st, the Applicant has collaborated with Mobility Staff to develop an acceptable concept plan for loading and pavement markings.

The Applicant is returning to the Planning Board to present their Conceptual Marking Plan, which includes loading facilities, along with a letter/memorandum with additional information on sustainability measures. Staff have reviewed the Conceptual Marking Plan, with comments provided below. The letter describing sustainability measures was submitted on July 13, 2023, and has not received Staff review, and is not reviewed in this Memo.

ANALYSIS

The submitted Conceptual Marking Plan was submitted in response to detailed discussion with Mobility on the streetscape and marking elements that will be necessary to serve the site and area. Mobility Staff have completed review of the Plan, and have provided the following feedback to the Applicant, to apply when completing final construction documents:

- The proposed striping should match to the existing striping on the east end of the project area, as is shown for the west end of the project area.
- The level of detail shown for the sidewalk and curb lines should match what was included in the Application's Transportation Elements Plan (e.g. location of tree pits, proposed bicycle parking, callouts for existing hydrants and signs, etc., as well as proposed building frontage).
- The 35-foot travel lane taper at the east end of the project area should be lengthened, which can likely be done without impacting parking by extending the east end of the taper closer to the crossing island.

- The 5-foot buffer behind the ADA parking space should be removed, and the loading zone shifted east, to gain an additional parking space.

Mobility Staff have noted that these changes and the level of detail requested are appropriate for plans that would be submitted at the Streetscape Construction Permit application stage. Streetscape design details will then be finalized prior to issuance of the permit. All improvements proposed for the public Right-of-Way require a Streetscape Construction Permit from the Engineering Division.

The proposed permit conditions described in the Staff Memos dated March 10 and May 26, 2023, will remain applicable, with the exception of one condition noted below, which Staff recommend not applying to the project, as it is no longer applicable.

PERMIT CONDITIONS

Should the Board approve the required Site Plan Approval for the 1-story Commercial Building, PPZ Staff recommends the following condition be removed:

- Botanica, LLC shall submit an updated Transportation Access Plan (TAP), subject to review and approval by the Director of Mobility, which identifies a loading zone within three hundred (300) feet of 620 Broadway sufficient to serve the largest delivery vehicle type anticipated for this use.