



City of Somerville  
**URBAN DESIGN COMMISSION**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**26 SEPTEMBER 2023 MEETING MINUTES**

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS	ARRIVED
Sarah Lewis	Co-Chair	<i>Present</i>	
Cortney Kirk	Acting Co-Chair	<i>Present</i>	
Frank Valdes	Member	<i>Absent</i>	
Deborah Fennick	Member	<i>Present</i>	
Andrew Arbaugh	Member	<i>Present</i>	
Cheri Ruane	Member	<i>Present</i>	
Tim Talun	Member	<i>Present</i>	6:08pm
Tim Houde	Alternate	<i>Present</i>	

City staff present: Emily Hutchings (Planning, Preservation, & Zoning).

The meeting was called to order at 6:06pm and adjourned at 7:13pm.

**GENERAL BUSINESS: Meeting Minutes**

Following a motion by Member Ruane, seconded by Member Talun, the Board voted (4-0-1, with Member Talun abstaining) to approve the 8 August 2023 meeting minutes.

Following a motion by Member Ruane, seconded by Member Houde, the Board voted (4-0-1, with Member Fennick abstaining) to approve the 12 September 2023 meeting minutes.

**GENERAL BUSINESS: Recommendations for review, 53 Chester Street**

Following a motion by Co-Chair Lewis, seconded by Member Talun, the Board voted (4-0-1, with Member Talun abstaining) to approve the recommendation for 53 Chester Street.

**DESIGN REVIEW: 720-722 Broadway**  
*(continued from 9 September 2023)*

It was noted that Member Talun listened to the meeting and would be submitting the affidavit.

The applicant presented the updated landscape plan. Two new shade trees have been added outside the front of the building. The frontage of the building along Broadway has been pulled back to allow for additional space in front of the existing bakery. A planter is proposed to separate the bakery tables from the street and to break up the space. Additional green space was also carved out at the rear of the building, including three shade trees.

The Board noted that the public street tree proposed for removal is protected by State Law. This is proposed to be removed for parking that is not required. A tree hearing will be required for removal of this tree. If the tree is healthy, the request may be denied. The Board noted that it wanted this area to feel pedestrian-oriented instead of car-oriented. There was a request to make this an occupiable urban realm with additional green space. There was discussion regarding the transition between building materials.

Following a motion by Member Talun, seconded by Member Fennick, the Commission voted unanimously (5-0) that the design guidelines have been met for this application.

The Board presented additional design guidance.

- 1) Coordinate the location of the utility equipment locations on the civil plans with the elevations
- 2) Space the planters on Broadway for improved pedestrian circulation
- 3) Modify the transition location between the pervious pavers and the sidewalk to prioritize consistency in the pedestrian zone
- 4) Increase the usability of rear landscape as an amenity space for residents
- 5) Explore a green roof on the upper roof of the building, similar to the lower roof
- 6) Investigate wrapping the brick material from the Broadway side to the west elevation

Following a motion by Member Arbaugh, seconded by Member Fennick, the Commission voted unanimously (5-0) to approve the additional design guidance, as discussed.

**RESULT:**

**DESIGN GUIDELINES MET  
APPROVED DESIGN GUIDANCE**

*NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. A recording of these proceedings can be accessed at any time by using the registration link at the top of the meeting agenda.*