

NEIGHBORHOOD MEETING REPORT

Date: October 25, 2021

Project: **2-4 Alpine Street**

Attendees: Mark Niedergang, City of Somerville
Sarah White, City of Somerville
Wendy Sczechowicz, City of Somerville
Richard G. DiGirolamo, Esq.
Phillip Sima, Balance Architects
Elan Sassoon, Developer
Local Abutters

These meeting minutes are assumed to be an inclusive account of the items discussed, suggestions given, and the conclusions drawn per the neighborhood meeting for the proposed development.

Item Number	Community Comment/Suggestion	Action
1.0	I know other projects are governed by special zoning agreements, and I don't know where that agreement fits into this process, where those issues are raised and what is the right time.	Anybody can ask the Planning Board to add a condition to a zoning permit. Then the Planning Board decides if they want to do that or not.
2.0	Has this retail space been approved already?	No, nothing has been approved yet.
3.0	What are you basing that assumption on? (Referring to the comment, "it will likely attract a number of residents who do not own cars given the size and proximity, given the proximity to the T stop.")	There are a number of traffic studies that have been conducted for other projects, and typically the size of the unit is, in many cases, determinative of how many cars it will generate.
4.0	Are you going to address both them (the residents) and their guests not parking on the street?	They will get tickets. They won't park on the street because they will get ticketed because they don't have stickers.
5.0	What about guest passes, is that part of the sticker?	They cannot get guest passes either. In theory people could have cars, but they would have to pay to garage them or park them privately.
6.0	I don't understand how the decision to allow, to have a certain category of renter or owner, they can't have a parking permit or a guest pass. How does that change the zoning in the required amount of spaces needed?	It doesn't. Whether an occupant, a resident of an apartment or a unit can get a parking permit or not has nothing to do with zoning. They are completely separate.
7.0	So, the requirements of parking stay the same as far as the building is concerned then whether they get a permit or not, a parking permit or not?	The parking requirements in zoning don't get changed unless the applicant asks for a variance and the Planning Board grants it. In this case the applicant is not asking for any special consideration on

		parking because the rule is they don't have to provide any parking. For this location the parking is a maximum, it's not a minimum.
8.0	Cedar Street being a pedestrian street, what are the implications of a curb cut on that, what relief does that require since it's a pedestrian street?	No curb cuts on pedestrian streets.
9.0	I'm curious where the dumpsters will go.	All of that would be located within the ground floor within the building envelope. I don't know if we would have dumpsters per se, but we would have kind of rollers that would be picked up by a private trash company so you would not be seeing it from the outside.
10.0	I'm wondering if there's a way to structure the entrance or the exit to force people to go the correct way down Alpine and not try to sort of duck out to Cedar Street directly because it's a hazard both for pedestrians and drivers when that happens.	Enforcement is always a difficult thing to do, but we are designing it so that the parking entry is as far away from Cedar Street as possible.
11.0	If it's done right under the current zoning and conforms to the current zoning and then they are not asking for anything, then the discussion with the neighbors is just a courtesy.	This not a by-right project. This requires two permits. It requires a special permit for the residential use which goes before the Planning Board which is a discretionary body, and then it requires site plan approval, new construction.
12.0	What was the original intention of the MR 4 zoning?	Site plan approval for any project in an MR 4 zone, MR 5, MR 6, etcetera, requires site plan approval by the Planning Board. The Planning Board will review the project and put on any conditions that they see fit

		depending on feedback from public, their own review of the project, etcetera.
13.0	One that did not require any special asks or special review, what was the city's intention for that site when it changed the zoning?	It's close to a coming Green Line station and there are quite a few buildings of similar size around there so that seems appropriate for that site, and that is why we zoned it for that. Dimensionally by right is one thing, but no matter what a project in the MR 4 zone, MR 5 zone is going to require site plan approval by the Planning Board. So no matter what, somebody is going to be going before a board.
14.0	It kind of contradicts some of what the councilors did with the new zoning ordinance to have, to grant a special permit on MR 4 yet around the corner you have urban residents where you're going to put 30 units anyway.	We felt that with the Green Line station coming in there, with the community path there, with changing ways in which people get around -- people are walking and biking more and with the Green Line station there we felt it's actually going to work out.
15.0	If we assume it's as drawn, what kind of timeline will it take from start to finish?	From the time we get the project approved it will take us about 18 months to build.
16.0	What does the construction workday look like?	Usually we do seven to five, I would love it if we can do Monday through Saturday because we can finish much quicker.
17.0	What are the typical conditions that the Planning and Zoning Board are putting on large projects now in terms of construction hours and days?	ISD allows Monday through Friday a certain time period. You could check with them. I don't work for them so I don't want to misspeak, but it's roughly seven to six or seven to seven. They allow for Saturday hours but they are shorter, no Sunday, no holidays.

18.0	We need to figure something out to give residents some peace (referring to the noise of construction).	You will see a few of the bigger buildings, and once they are built, you won't see anymore because you cannot build in the NR district. It's very difficult. So that will become less over time.
19.0	I'm wondering how you are going to give some consideration to managing the large trucks and delivery trucks because there are definitely times we cannot get down our street, and we don't get any forewarning about that.	As far as trucks go, we will definitely figure out a way.
20.0	With those 27 units going in are you planning any infrastructure upgrades in terms of sewers or stuff like that	Most projects that we do he does ask us to upgrade a lot of the infrastructure. So, whatever is required by engineering, we always seem to make those upgrades. So, we will abide by whatever they tell to us do.
21.0	Could someone speak to the level of your proposals, what parking conditions would be like relative to if you were to develop it M 4 commercial	I think the types of buildings that could go here clearly would place at least as great and probably greater strains on the parking than a residential building where residents are going to be informed ahead of time that they don't qualify for on-street parking, but if you rent here, as the councilor pointed out, you will probably have to make provisions.
22.0	Where do their guests park? Are you assuming they will not have any guests ever at their house?	The burden is really on the person to try to find parking or come here by public transportation or bike or Uber or what have you since there are consequences to not having a parking sticker.
23.0	Will you promise the neighborhood that you will	I promise I will not do that.

	not lease to a marijuana dispensary in the retail space?	
24.0	If there is no requirement to provide parking for this building, why do the plans have parking for eleven spaces then?	We thought there would be a business in there so there will be employees. So, the business may rent a space, may want to rent some of the parking spaces for their employees or for the owner of the business. Also, I think anything over a one-bedrooms, in my experience, a lot of people just don't want parking, and the Green Line is opening up a few blocks away but there are a few two-bedrooms as well. So, we thought we'd have parking in there and the tenants that do have cars can rent the spaces. It's just an added benefit.
25.0	How do we proceed to put into writing mitigation of noise? What happens if workers don't know about the rules and show up on Sunday or Saturday which is what's happening here?	All the neighbors have my number, and there's always, you know, a subcontractor that maybe says I can go finish my cabinetry on Saturday and nobody will know. They know the rules not to go in there, but if they sneak in and a neighbor calls me, I call them right away and they get out. So, there is no getting by it. That is the rule. You can't work on Saturday, and we make sure that nobody does.
26.0	How do we get to that (Saturdays would be quiet more or less, Sundays no work, holidays no work and we would have an end time) in this new zoning agreement?	It's not in the zoning agreement. It's in the enforcement, and that is in the hands of Inspectional Services. And Inspectional Services just frankly is not doing their job.

SECOND NEIGHBORHOOD MEETING REPORT

Date: March 23, 2022

Project: **2-4 Alpine Street**

Attendees: Beatriz Gomez- Mouakad, City Councilor
Wendy Sczechowicz, City of Somerville
Anne M. Vigorito, Esquire
Phillip Sima, Balance Architects
Elan Sassoon, Developer
Local Abutters

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1.0	What is the height of the roof? And mechanicals?	The roof is 46 feet and the mechanicals are about 4.5 feet off of the roof's surface.
2.0	How do you plan to mitigate the noise on the roof deck?	The roof deck is closest to the bike path in order to be further away from residents. The mechanicals will be closest to Alpine Street.
3.0	Will there be plants on the roof to possibly mitigate the noise?	The plans show a green roof and we will include mobile planters. Plants are not as effective as walls in mitigating noise.
4.0	Will there be a wall on the roof?	There will be a cable railing.
5.0	Was there a shadow study done for this project?	The MR4 zone does not require a shadow study be done.
6.0	Is it possible to have plants with evergreen trees on the roof?	It is something that we would have to look into.
7.0	What will the balconies facing Alpine Street be like?	These are amenities for their respective units. They are private.
8.0	Will the private balconies be enclosed?	They will have a 42-inch railing around them.
9.0	What are considered affordable units?	20% of the units need to be affordable units. The housing authority decides the rent.
10.0	Once construction starts, how will the construction trucks park on the street?	We will have to find space for the trucks. We will go to the City Parking Division to get permits.
11.0	Why is a shadow study not needed?	MR4 does not require that we do one like MR6.
12.0	What are the city's provisions as to the floor level commercial space? Can there be more?	UDC would allow for more commercial space, but there are some issues with the MBTA (who own the land that the bike path is on) so we

		decided on one restaurant with outdoor seating.
13.0	What happens if no one wants to open a restaurant in the commercial space?	There are people that want to open restaurants in this space and we will hold out for it. Plan B would be to put another business in this space that is not a restaurant.
14.0	What housing need does this project fill?	The trend is that smaller units are needed in the rental market. You would have to get in contact with the city to get their side.
15.0	What will the parking situation be?	The city does not require that we provide parking spaces due to the project's proximity to the walkshed. We will be providing 10 parking spaces though.
16.0	Is there a way that the units that face the bike path, could be accessed from both sides?	We would have to discuss with the MBTA.
17.0	What is the timeline for this project?	We have to go to the Planning Board, the developer needs to get a building permit, we need to demolish and start construction. We are hoping to start demolition in July and have an 18-month build.
18.0	Are you planning on having accessible and affordable units available?	Five of the units are both affordable and accessible. There are multiple divisions of accessibility within the building. There will also be an elevator.
19.0	Can the restaurant be a non-chain restaurant?	We always look first for Somerville businesses and we have been very successful at finding them.
20.0	Would you be willing to consider using native plants?	We are specifying native and low maintenance plants.
21.0	What will the fuel source be for heating and cooling?	The project is net zero meaning there are no fossil fuels being used. It will have all heating pumps and some

		gas hot water. No water meters will be visible to the public.
22.0	What is the plan for deliveries/trash pickup?	It will likely be street loading/unloading because the restaurant will be small. The zoning requires a private trash pickup. It is up to the trash company to access the street.
23.0	Will there be any parking permits or guest parking permits for the residents?	The city does not allow for them.
24.0	How many bikes can you accommodate?	There are 28 bike spaces in the basement and at least 8 short term bike racks on the sidewalks.