



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: December 14, 2023

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memos dated March 10, May 26, July 13, and November 8, 2023.

This Staff Memo provides supplemental information about the updated Transportation Access Plan submitted December 13, 2023, recommends amending the language on one proposed condition of approval, and recommends one new condition of approval.

BACKGROUND

The Planning Board reviewed this application for Site Plan Approval (SPA) and a Special Permit (SP) for Cannabis Retail Sales on April 6, May 4, June 1, July 20, and November 16, 2023. At previous meetings, additional information was requested related to loading plan and transportation elements, and the Applicant collaborated with Mobility Staff to develop a conceptual plan for loading and pavement markings. Following the completion of this plan, the Planning Board requested the Applicant to submit an updated Transportation Access Plan (TAP) with the conceptual plan for loading and pavement markings integrated into the plan. Following further discussion with Mobility Staff, the Applicant submitted the updated TAP, which incorporated all comments from Mobility Staff, on December 13, 2023.

ANALYSIS

The updated TAP fully incorporates the proposed conceptual plan for loading and pavement markings ("sign and pavement markings plan") and addresses Mobility and PPZ Staff's concerns about loading and transportation access at and around the site. Mobility Staff have noted that the plan remains conceptual until the Applicant completes the Engineering Streetscape Construction permitting process, and that the final design is subject to modification.

The updated TAP proposes an on-street loading zone designed for SU-30 trucks – single unit trucks that have an overall length (including the cab of the truck) of thirty (30) feet. To ensure the functionality of the proposed loading space, Staff have proposed a new condition of approval to require vehicles used for loading and delivery purposes to be no larger than SU-30 trucks.

Mobility and PPZ Staff believe that the proposed conditions of approval – including the revised and new conditions proposed below – appropriately mitigate transportation and mobility impacts.

PERMIT CONDITIONS

Staff recommend revising the following condition from the Staff Memos dated March 10 and May 26, 2023 (with new language underlined):

- The Applicant shall develop and implement a sign and pavement markings plan for Broadway between the Broadway bridge deck and the crosswalk at Winchester Street, including a designated loading area for 620 Broadway, that enhances safety conditions and protection for people bicycling and reduces opportunities for illegal curbside parking and loading. Final design must be approved by relevant City Departments, including but not limited to Mobility, Engineering, and PPZ, and must be implemented prior to the issuance of a Certificate of Occupancy.

Staff recommend the following new condition:

- All vehicles used for loading and delivery purposes on the site shall be no larger than an SU-30 Single Unit Truck, with an overall length of thirty (30) feet.