

# Winter Hill Urban Renewal Plan Civic Advisory Committee

**Date & Time:** May 9<sup>th</sup>, 2024

This public meeting of the Winter Hill Urban Renewal Plan Civic Advisory Committee was conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the project website: <https://voice.somervillema.gov/gilman-square-plan-implementation>.

The meeting was held using Zoom Webinar. A recording of the meeting can be found here: <https://youtu.be/c7lu25diNU>

## Meeting notes

### ***1. Roll call and approval of previous meeting summary.***

The meeting began at 5:35pm.

Roll call vote:

- CAC members present: Will Colan, Breck Bailey, Councilor Jesse Clingan
- CAC members absent: Edith Kwok, Councilor Jake Wilson
- Staff present: Ben Demers (Economic Development Planner)

CAC members and staff were also joined by Scott Lombardi from the Mark Development team, who are part of the partnership developing 299 Broadway.

Members approved the meeting summary.

### ***2. Development updates for 299 Broadway.***

#### ***a. Approval from the Somerville Zoning Board of Appeals for 299 Broadway project changes.***

S. Lombardi provided an update to CAC members regarding the project's return to the Zoning Board of Appeals on March 20<sup>th</sup>, 2024 to amend project approvals. This had been discussed at the March 2024 CAC meeting. The ZBA determined that the proposed changes were insubstantial (meaning they did not require additional public hearing, under the State's 40B law), which allows the development team to move forward with construction documents. The changes removed the setbacks on Building B along Sewall Street, which allows more units to be added and units to be more easily stacked for more efficient construction processes.

#### ***b. Temporary uses.***

S. Lombardi updated CAC members that the project team is working with the Somerville Housing Authority (SHA) to allow an SHA contractor to store modular units at the site that will be used in the construction of the Mystic Waterworks project. They will begin delivering to the site within the coming weeks and should be finished by early July.

CAC members asked if the site could be programmed for a social event later in the summer. S. Lombardi confirmed that the development team is discussing this, and that storage of the modular units for the early part of the summer does not preclude activation later in the summer.

### **3. Note on CAC recruitment.**

Staff updated that they were now recruiting new members for the CAC. Staff created surveys in English, Spanish, Portuguese, Haitian Creole, Nepali, and Traditional/Simplified Chinese, which were posed on the project's SomerVoice page: <https://voice.somervillema.gov/winter-hill-plan-implementation>. Staff also conducted directed outreach to various neighborhood stakeholders and attached posters directly to the fencing currently placed around the site. Staff also asked existing members to share the recruitment call with their networks.

Staff were recruiting for the following positions:

- Resident—Mystic
- Senior representative (65+)
- Youth representative (14-20)
- Institutional partner
- Portuguese-speaking community
- Spanish-speaking community
- Haitian Creole-speaking community
- Workforce (x2)

Staff will update CAC as new members are interviewed and prepare to join.

### **4. Updates from CAC members regarding community perceptions of 299 Broadway.**

A CAC member asked when construction on the project would begin, and whether there would be disruptions to traffic. Staff noted that the project team is aiming to conduct demolition later in 2024 and begin construction in Spring of 2025, assuming funding moves forward as hoped. Members of the development team will return to the CAC as dates are finalized.

A CAC member noted that they would like to have an event when the demolition occurs, to commemorate the moment. This could be an informal event hosted by Winter Hill Brewing across the street.

Councilor Clingan noted that he is leading a neighborhood cleanup of Winter Hill on Saturday, May 25<sup>th</sup>, at 10am. The kickoff location would be the Elizabeth Peabody House (275 Broadway).

***5. Public comment period.***

No public comment was made.

***6. Meeting adjournment***

The meeting adjourned at 6:00pm.