

# 35 McGrath Highway

Address: 35 McGrath Highway, Somerville, MA 02143

Submitted by: 35 McGrath Highway Realty Trust



Owner:

35 McGrath Highway Realty Trust

Attorney:

McDermott Quilty & Miller LLP

Owners Representative:



Architecture:



MEP/FP Engineering:



Structural Engineering:



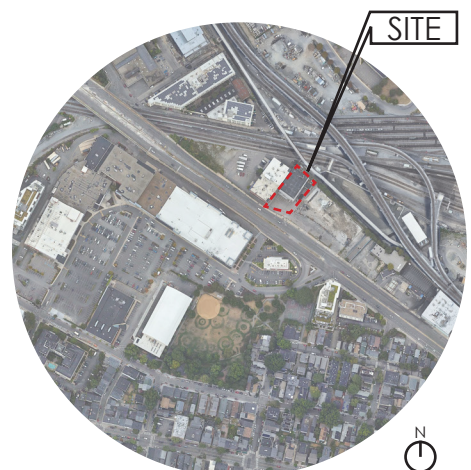
Landscape/Civil:



Traffic:



HOWARD STEIN HUDSON




LOCUS MAP  
NOT TO SCALE

<b>TABLE OF CONTENTS: INCLUDED DOCUMENTS</b>
<b>SUBMISSION FORMS</b>
DEED
CAMPAIGN CONTRIBUTION ORDINANCE MANDATORY DISCLOSURE AND CERTIFICATION FORM
RECORDED HARDSHIP VARIANCE(S)
PROPERTY OWNER AUTHORIZATION
<b>ABUTTERS LIST</b>
ABUTTERS LIST
<b>NARRATIVE</b>
PROJECT NARRATIVE
DESIGN REVIEW REPORT
NEIGHBORHOOD MEETING REPORT(S)
<b>ARCHITECTURAL PLANS</b>
SITE CONTEXT
PROJECT RENDERINGS
ZONING DIMENSIONAL STANDARDS TABLE(S)
BUILDING ELEVATIONS
BUILDING SECTIONS
FLOOR PLANS
GROSS FLOOR AREA CALCULATION
SIGNAGE PLAN(S)
<b>SITE AND LANDSCAPE PLANS</b>
LAND TITLE SURVEY
SITE PLAN(S)
LANDSCAPE PLAN (RENDERED PLAN)
GREEN SCORE CALCULATION
<b>CONTEXT ANALYSIS</b>
SHADOW STUDY
ENVIRONMENTAL IMPACT ANALYSIS
<b>DIGITAL MASSING MODEL</b>
DIGITAL MASSING MODEL
<b>MOBILITY DIVISION DOCUMENTS</b>
MOBILITY MANAGEMENT PLAN (MMP)
TRANSPORTATION ACCESS PLAN
TRANSPORTATION IMPACT STUDY
CERTIFICATE OF REQUIRED MATERIALS FROM THE MOBILITY DIVISION
<b>OSE DOCUMENTS</b>
CERTIFICATE OF REQUIRED MATERIALS FROM THE OFFICE OF SUSTAINABILITY & ENVIRONMENT
SUSTAINABILITY & RESILIENT BUILDINGS QUESTIONNAIRE
EVERSOURCE SERVICE LETTER
LEED CERTIFIABILITY DOCUMENTATION

# SUBMISSION FORMS

## DEED

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 03/23/2011 03:17 PM  
Ctrl# 151015 17763 Doc# 01562300  
Fee: ~~\$18,240.00~~ Cons: \$4,000,000.00

  
2011 01562300  
Bk: 1397 Pg: 106 Cert#: 248427  
Doc: DEED 03/23/2011 03:17 PM

## Quitclaim Deed

HENRY F. OWENS, INC., a Massachusetts corporation duly organized and existing with a principal office located at 46 Garden Street, Everett, Massachusetts 02149,

in consideration of FOUR MILLION and 00/100 (\$4,000,000.00) DOLLARS paid,

grant(s) to PAUL R. LOHNES and CHARLES R. LAVERTY, JR., as Trustees of 35 McGRATH HIGHWAY REALTY TRUST, under Declaration of Trust dated March 23, 2011, recorded herewith, of 75 Cambridge Parkway, Suite 100, Cambridge, Middlesex County, Massachusetts 02142,

### with QUITCLAIM COVENANTS

the following described premises:

A certain parcel of land, together with the buildings and other improvements thereon, now known as and numbered 35 on McGrath Highway in Somerville, Middlesex County, Massachusetts, shown as Lots 1 and 2 on Land Court Subdivision Plan 8602B. Said parcel being bounded and described according to said plan as follows:

NORTHEASTERLY by land now or formerly of the Boston and Maine Railroad, one hundred fifteen and 53/100 (115.53) feet;

SOUTHEASTERLY by land now or formerly of Ernest H. Wellington et al., one hundred seventy-two and 09/100 (172.09) feet;

John N. Santangelo, Esquire  
404 Main Street  
Waltham, MA 02452

SOUTHWESTERLY

by Parcels 28 and 23, as shown on said Plan, one hundred two and 82/100 (102.82) feet; and

NORTHWESTERLY

by land now or formerly of Charles A. Cushman et al., two hundred seventeen and 16/100 (217.16) feet.

There is appurtenant to said parcel the right to use a 16-foot strip of land now or formerly of Wellington for side track purposes as set forth in Deed dated March 2, 1926, recorded with the Middlesex County South District Registry of Deeds, Book 4943, Page 565.

✓ This conveyance does not constitute the sale of all or substantially all of the assets of Henry F. Owens, Inc.

✓ Said parcel is the same described in the Land Registration Office of the Middlesex County South District Registry of Deeds, in Registration Book 983, Page 147, with Certificate of Title No. 170697.

Said parcel is the same described in Certificate of Title No. 170697.

Executed under seal this 14<sup>th</sup> day of March, 2011.


Henry F. Owens, Inc.


By: 

Edward O. Owens  
President and Treasurer

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

On this 14<sup>th</sup> day of March, 2011, before me, the undersigned notary public, personally appeared, the above Edward O. Owens, proved to me through satisfactory evidence of identification, which was a DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Henry F. Owens, Inc.

NOTARY PUBLIC-STATE OF FLORIDA  
 Jorge H. Bargioni  
Commission #DD676639  
Expires: MAY 26, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

  
Notary Public

My Commission Expires 5/26/2011



DOCUMENT 01562300

Southern Middlesex LAND COURT  
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Mar 23, 2011 at 03:17P

Document Fee: 125.00  
Receipt Total: \$18,805.00

NEW: CERT 248427 BK 01397 PG 105  
OLD: CERT 170697 BK 983 PG 147

# SUBMISSION FORMS

## CAMPAIGN CONTRIBUTION DISCLOSURE





**CITY OF SOMERVILLE CAMPAIGN CONTRIBUTION ORDINANCE SEC. 15-72\***  
**MANDATORY DISCLOSURE AND CERTIFICATION FORM**

**INSTRUCTIONS:** APPLICANTS, PLEASE COMPLETE THE ENTIRE FORM AND FILE WITH THE SAME CITY OFFICE OR AGENCY WITH WHOM YOU FILED OR WILL FILE BELOW APPLICATION.

**PART I. APPLICATION FOR ITEM**

**Describe the item** you have, or will apply for, relating to this disclosure:

ITEM:	Site Plan Approval and Special Permit; Hardship Variance
TYPE (X):	<input type="checkbox"/> Contract <input checked="" type="checkbox"/> Zoning Relief <input type="checkbox"/> Real Estate <input type="checkbox"/> Financial Assistance
CITY DEPT. OR AGENCY:	Somerville Zoning Board of Appeals; Planning Board

**PART II. APPLICANT INFORMATION**

Provide the following information for the Applicant:

NAME:	35 McGrath Highway Realty Trust
ADDRESS:	75 Cambridge Parkway, Cambridge, MA 02142
TELEPHONE NO.:	774-293-0143
E-MAIL:	ken@thedenunziogroup.com

**On Schedule A**, you must also provide the same information for the Applicant's principals, chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, or persons performing similar functions, or shareholders in excess of ten percent and managing agent to the extent applicable. **Please complete Schedule A. If not applicable, please check N/A on Schedule A.**

**PART III. CAMPAIGN CONTRIBUTION DISCLOSURE**

**On Schedule B**, Applicants must disclose all contributions made by the applicant during the 12 months prior to the application (identified in Part I), to any person who was a candidate for elective office of the City of Somerville (mayor, board of aldermen, and school committee). The attribution rules in Section 15-73 of the Somerville Code of Ordinances shall apply to the contributions that must be disclosed. **On Schedule B**, applicants must also disclose such contributions made by persons attributed to the applicant under the ordinance. If the applicant is an individual, any such contributions made by the individual, any spouse of the individual, and any children of the individual must be disclosed. If the applicant is not an individual but a corporation, partnership or limited liability corporation, then any contributions made by any of its chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, members, managers, principals, or persons performing similar functions, or shareholders in excess of ten percent, and their spouses and children, must be disclosed. **Please complete Schedule B. If disclosure is not required, please check N/A on Schedule B.** *Note: Contributions made before January 1, 2017 are not required to be disclosed.*

\* Please see the Pay to Play and Campaign Contribution Ordinance for definitions and all requirements.

**PART IV. SUBCONTRACTOR INFORMATION**

Have you applied for a Contract and intend to use a subcontractor on this Contract? ☐ Yes ☐ No

If "Yes", complete Schedule C. If "No", proceed to Part V.

**PART V. SIGNATURE, CERTIFICATION, AND ATTESTATION:**

I, the undersigned applicant, hereby further certify as follows: If awarded the item that is applied for (as identified above) under subsections (a), (b), (c), or (d) in Section 15-72 of the Somerville Code of Ordinances, the Applicant, and anyone attributed to the Applicant, and if the application is for a contract any subcontractor used on the contract, will not make any contribution in any calendar year in an amount in excess of \$500.00 to any individual incumbent or to any individual candidate for elective office of the City of Somerville for the next four (4) calendar years following the award of the item, or for the duration of the term of the contract, whichever is longer.

Signed under the pains and penalties of perjury:

Signature of Affiant: Paul R. Lohnes Title: Trustee

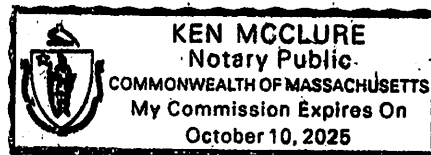
Printed Name of Affiant: Paul R. Lohnes Date: 9/14/2021

Subscribed and sworn before me this 14 day of  
SEPTEMBER 2021.

Ken McClure  
(Witnessed or attested by)  
(Seal)

My Commission expires:  
10/10/2025

**THIS FORM SHALL BE OPEN TO PUBLIC INSPECTION**



## SCHEDULE A – APPLICANT INFORMATION

**INSTRUCTIONS:** FOR EACH OF APPLICANT’S PRINCIPALS, CHIEF EXECUTIVE OFFICER, PRESIDENT, CHIEF FINANCIAL OFFICER, TREASURER, CHIEF OPERATING OFFICER, CHIEF PROCUREMENT OFFICER, DIRECTORS, OR PERSONS PERFORMING SIMILAR FUNCTIONS, OR SHAREHOLDERS IN EXCESS OF TEN PERCENT AND MANAGING AGENT TO THE EXTENT APPLICABLE, COMPLETE THE FOLLOWING. ATTACH ADDITIONAL PAGES IF REQUIRED.

IF NOT APPLICABLE, CHECK HERE: ☒.

<u>NAME</u>	<u>POSITION</u>	<u>E-MAIL ADDRESS</u>	<u>PHONE NO.</u>	<u>ADDRESS</u>

## SCHEDULE B- CONTRIBUTION DISCLOSURE INFORMATION

**INSTRUCTIONS:** FOR EACH CONTRIBUTION, YOU MUST DISCLOSE THE FOLLOWING INFORMATION. ATTACH ADDITIONAL PAGES IF REQUIRED.

*Note: Contributions made before January 1, 2017 are not required to be disclosed.*

**IF NOT APPLICABLE, CHECK HERE:** ☒.

[illegible]

## SCHEDULE C – SUBCONTRACTOR INFORMATION

**INSTRUCTIONS:** LIST THE NAME, BUSINESS ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR AND THE AMOUNT OR PERCENTAGE TO BE PAID TO EACH SUBCONTRACTOR. ATTACH ADDITIONAL PAGES IF REQUIRED.

[illegible]



**CITY OF SOMERVILLE CAMPAIGN CONTRIBUTION ORDINANCE SEC. 15-72\***  
**MANDATORY DISCLOSURE AND CERTIFICATION FORM**

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**Describe the item** you have, or will apply for, relating to this disclosure:

ITEM:	Site Plan Approval and Special Permit; Hardship Variance
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CITY DEPT. OR AGENCY:	Somerville Zoning Board of Appeals; Planning Board

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NAME:	35 McGrath Highway Realty Trust
ADDRESS:	75 Cambridge Parkway, Cambridge, MA 02142
TELEPHONE NO.:	774-293-0143
E-MAIL:	ken@thedenunziogroup.com

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**PART III. CAMPAIGN CONTRIBUTION DISCLOSURE**

**On Schedule B**, Applicants must disclose all contributions made by the applicant during the 12 months prior to the application (identified in Part I), to any person who was a candidate for elective office of the City of Somerville (mayor, board of aldermen, and school committee). The attribution rules in Section 15-73 of the Somerville Code of Ordinances shall apply to the contributions that must be disclosed. **On Schedule B**, applicants must also disclose such contributions made by persons attributed to the applicant under the ordinance. If the applicant is an individual, any such contributions made by the individual, any spouse of the individual, and any children of the individual must be disclosed. If the applicant is not an individual but a corporation, partnership or limited liability corporation, then any contributions made by any of its chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, members, managers, principals, or persons performing similar functions, or shareholders in excess of ten percent, and their spouses and children, must be disclosed. **Please complete Schedule B. If disclosure is not required, please check N/A on Schedule B.** *Note: Contributions made before January 1, 2017 are not required to be disclosed.*

\* Please see the Pay to Play and Campaign Contribution Ordinance for definitions and all requirements.

**PART IV. SUBCONTRACTOR INFORMATION**

Have you applied for a Contract and intend to use a subcontractor on this Contract? ☐ Yes ☐ No

If "Yes", complete Schedule C. If "No", proceed to Part V.


**PART V. SIGNATURE, CERTIFICATION, AND ATTESTATION:**

I, the undersigned applicant, hereby further certify as follows: If awarded the item that is applied for (as identified above) under subsections (a), (b), (c), or (d) in Section 15-72 of the Somerville Code of Ordinances, the Applicant, and anyone attributed to the Applicant, and if the application is for a contract any subcontractor used on the contract, will not make any contribution in any calendar year in an amount in excess of \$500.00 to any individual incumbent or to any individual candidate for elective office of the City of Somerville for the next four (4) calendar years following the award of the item, or for the duration of the term of the contract, whichever is longer.

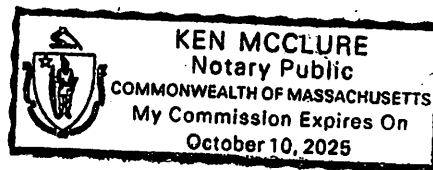
Signed under the pains and penalties of perjury:

Signature of Affiant:  Title: Trustee

Printed Name of Affiant: Charles R. Lavery, Jr. Date: 9/14/2021

Subscribed and sworn before me this <u>14</u> day of <u>SEPTEMBER</u> , <u>2021</u> .	<u></u> (Witnessed or attested by) (Seal)
My Commission expires: <u>10/10/2025</u>	

**THIS FORM SHALL BE OPEN TO PUBLIC INSPECTION**



## SCHEDULE A – APPLICANT INFORMATION

**INSTRUCTIONS:** FOR EACH OF APPLICANT’S PRINCIPALS, CHIEF EXECUTIVE OFFICER, PRESIDENT, CHIEF FINANCIAL OFFICER, TREASURER, CHIEF OPERATING OFFICER, CHIEF PROCUREMENT OFFICER, DIRECTORS, OR PERSONS PERFORMING SIMILAR FUNCTIONS, OR SHAREHOLDERS IN EXCESS OF TEN PERCENT AND MANAGING AGENT TO THE EXTENT APPLICABLE, COMPLETE THE FOLLOWING. ATTACH ADDITIONAL PAGES IF REQUIRED.

IF NOT APPLICABLE, CHECK HERE: ☒.

<u>NAME</u>	<u>POSITION</u>	<u>E-MAIL ADDRESS</u>	<u>PHONE NO.</u>	<u>ADDRESS</u>



## SCHEDULE B- CONTRIBUTION DISCLOSURE INFORMATION

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*Note: Contributions made before January 1, 2017 are not required to be disclosed.*

**IF NOT APPLICABLE, CHECK HERE:** ☒.

[illegible]

## SCHEDULE C – SUBCONTRACTOR INFORMATION

**INSTRUCTIONS:** LIST THE NAME, BUSINESS ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR AND THE AMOUNT OR PERCENTAGE TO BE PAID TO EACH SUBCONTRACTOR. ATTACH ADDITIONAL PAGES IF REQUIRED.

[illegible]

# SUBMISSION FORMS RECORDED HARDSHIP VARIANCES



City of Somerville  
**ZONING BOARD OF APPEALS**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**DECISION**

2022 MAY 31 P 4:20

**PROPERTY ADDRESS:** 35 McGrath Hwy - Lots 1+2  
**CASE NUMBER:** P&Z 21-156  
**OWNER:** \* Lohnes Paul R & Lavery Jr C R Trs  
**OWNER ADDRESS:** 75 Cambridge Parkway, Cambridge, MA 02142  
**DECISION:** Approved with Conditions (Hardship Variances)  
**DECISION DATE:** May 18, 2022

CITY CLERK'S OFFICE  
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the development review application submitted for 35 McGrath Hwy.

**LEGAL NOTICE**

35 McGrath Highway Realty Trust seeks variance from the following requirements of the High Rise (HR) district: front setback requirements, driveway in the frontage area, and façade not parallel to the front lot line.


**RECORD OF PROCEEDINGS**

On May 18, 2022, the Zoning Board of Appeals held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members Chair Susan Fontano, Anne Brockelman, Ann Fullerton, and Acting Clerk Katherine Garavaglia. The applicant team presented an overview of their request for four Hardship Variances and explained why they believe that their request satisfies the requirements for granting the Variances. The team also reviewed the conceptual site plan and elevations of the building they plan to propose if the Variances are granted. The Board asked for public comment; two people spoke and neither objected to the request. The Board and Applicant discussed the ownership history of the triangular parcel adjacent to the front of the property, and what legal rights the Applicant has related to that parcel. The Board clarified that the Variances would only affect the Applicant's property and would not affect or be affected by any easements the Applicant may or may not have for the triangle property.

The Board discussed the exact amount of relief they were willing to grant regarding the minimum and maximum front setback, and regarding having a driveway in the frontage area. The Board determined that they were comfortable with the ground story having a larger maximum front setback than otherwise permitted, but not a smaller minimum front setback; that they were comfortable with the upper stories having a smaller minimum front setback than otherwise permitted, but not a larger maximum front setback; and that while they are comfortable with having a driveway in the frontage, the driveway should not function as the loading docks for trucks.

**HARDSHIP VARIANCE FINDINGS**

\* current owners:  
35 McGrath Highway  
Realty Trust - 248427  
Paul R Lohnes - 1397-106  
Charles R Lavery Jr

A TRUE COPY ATTEST:  
  
CITY CLERK

STATE OF NEW YORK  
JULY 1954  
JULY 1954  
JULY 1954

The Applicant requested four variances for relief from the minimum front setback requirement (SZO §5.1.9.b), relief from the minimum front setback requirement (SZO §5.1.9.b), relief from the requirement to have the façade parallel to the front lot line (SZO §2.2.4.b.i.a), and relief from the maximum front setback requirement (SZO §5.1.9.b). The Board determined that their findings for each of the four variances were the same, and so addressed them together.

In accordance with M.G.L. 40A and the Somerville Zoning Ordinance, the Board may grant a hardship variance only upon finding all of the following for each hardship variance:

1. *Special circumstances exist relating to the soil conditions, shape, or topography of a parcel of land or the unusual character of an existing structure but not affecting generally the HR zoning district in which the land or structure is located;*

For each of the four requested hardship variances, the Board finds that there are special circumstances related to the shape of the lot due to strange triangular piece that was taken through eminent domain from the front portion of the lot.

2. *Literal enforcement of the provision of this Ordinance for the district where the subject land or structure is located would involve substantial hardship, financial or otherwise, to the petitioner or appellant, 35 McGrath Highway Realty Trust, due to said special circumstances; and*

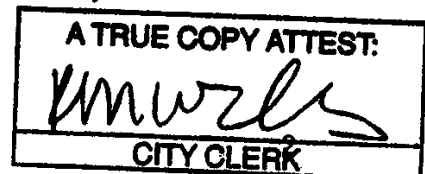
For each of the four requested hardship variances, the Board finds that due to the shape of the lot, a literal enforcement of the zoning code would result in a triangular building with a very narrow path to get to the public right of way.

3. *Desirable relief could be granted without causing substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the HR district in this Ordinance or the Ordinance in general.*

For each of the four requested hardship variances, the Board finds that designing the building to follow the frontage, rather than following the street, would make the building look out of place. Therefore, the Board finds that not only would granting the variances not cause harm, but is it desirable to grant each of the requested variances.

## DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Acting Clerk Garavaglia moved to approve the **HARDSHIP VARIANCES** for minimum front setback, maximum front setback, having a driveway in the frontage area, and having the façade not parallel to the front lot line. Ms. Brockelman seconded. The Board voted 4-0 to approve the permit, subject to the following conditions:



ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 01-11-2001 BY 60322  
JAN 11 2001  
JAN 11 2001

**Perpetual**

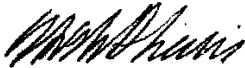
1. The minimum permitted setback for the ground story is two feet (2'). The maximum permitted setback for the ground story is thirty-four feet and four inches (34' 4").
2. The minimum permitted setback for the upper stories is zero feet (0'). The maximum permitted setback for the upper stories is fifteen feet (15').

**Prior to Building Permit**

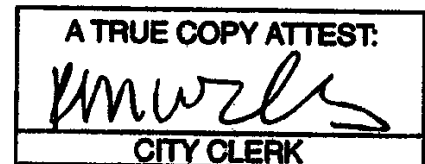
3. This Decision must be recorded with the Middlesex South Registry of Deeds.
4. A copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation & Zoning Division for the public record.
5. One (1) physical copy of the original application materials and one (1) digital and (1) physical copy of all required application materials reflecting any physical changes required by the Board, if applicable, must be submitted to the Planning, Preservation & Zoning Division for the public record.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*  
Anne Brockelman  
Ann Fullerton  
Katherine Garavaglia, *Alternate*



Sarah Lewis, Director of Planning, Preservation, & Zoning  
Office of Strategic Planning & Community Development





W. H. H. CO. A. 1000  
JUN 15 1914  
CITY OF NEW YORK

**CLERK'S CERTIFICATE**

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on May 31, 2022 in the Office of the City Clerk, and twenty days have elapsed, and

**FOR VARIANCE(S) WITHIN**

☒ there have been no appeals filed in the Office of the City Clerk, or  
☐ any appeals that were filed have been finally dismissed or denied.

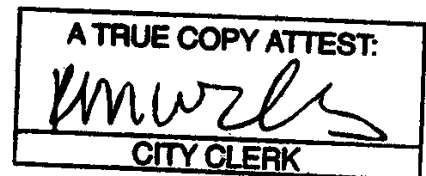
**FOR SPECIAL PERMIT(S) WITHIN**

☐ there have been no appeals filed in the Office of the City Clerk, or  
☐ there has been an appeal filed.

**FOR SITE PLAN APPROVAL(S) WITHIN**

☐ there have been no appeals filed in the Office of the City Clerk, or  
☐ there has been an appeal filed.

Signed *mmwzls* City Clerk Date June 22, 2022



A TRUE COPY ATTEST  
Wm. J. [Signature]  
CLERK



City of Somerville

## PLANNING, PRESERVATION & ZONING

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

2022 JUN 16 A 10:51

**TO:** Kimberly Wells, City Clerk  
**FROM:** Planning, Preservation & Zoning Division Staff  
**DATE:** June 16, 2022  
**SUBJECT:** Correction of Scrivener's Errors

CITY CLERK'S OFFICE  
SOMERVILLE, MA

*Address:* 35 McGrath Highway

*Date of Decision:* May 18, 2022

*Date Filed with City Clerk:* May 31, 2022

This decision for this property filed in the City Clerk's Office on the date referenced above contained the following scrivener's errors:

- On page 2, the first paragraph references the "minimum front setback" three times; the second of those references should state "the maximum front setback" instead of "the minimum front setback", and the third of those references should state "the driveway in the frontage area" instead of "the minimum front setback."
- On page 2, the first paragraph references SZO §5.1.9.b three times; the third of those references should be to "5.17.c.ii" instead of "5.1.9.b."

This memo serves as the correction of these scrivener's errors.

OK

①

Doc 01916792

Southern Middlesex Land Court  
Registry District

RECEIVED FOR REGISTRATION

On: Jun 23, 2022 at 10:27A

Document Fee 105.00

Receipt Total: \$105.00

NOTED ON: CERT 248427 BK 01397 PG 106

ALSO NOTED ON:

# SUBMISSION FORMS

## PROPERTY OWNER AUTHORIZATION



# CITY OF SOMERVILLE


## Office of Strategic Planning & Community Development

### DEVELOPMENT REVIEW • PROPERTY OWNER AUTHORIZATION

Property Address: 35 McGrath Highway		
Zoning District: HR	Ward: 2	MBL: 115/B/5
Applicant: 35 McGrath Highway Realty Trust		
Address: 75 Cambridge Parkway		
Phone: 774-293-0143	Email: ken@thedenunziogroup.com	
Property Owner: Lohnes Paul R & Lavery Jr C R Trs		
Address: 75 Cambridge Parkway		
Phone: 617-864-0097	Email: lavertylohnesh@earthlink.net	
Agent: Paul R. Lohnes		
Phone: 617-864-0097	Email: paullohnesh@earthlink.net	

As the **Applicant**, I make the following representations:

1. I understand that an application for development review is not complete until all necessary information has been submitted and all fees have been paid
2. I understand that an incomplete application will not be reviewed, will not be publicly noticed, and will not be scheduled for a public hearing, as applicable.
3. I certify that the information supplied on and with this form is accurate to the best of my knowledge.
4. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.

Signature: 

Ken McClure, The DeNunzio Group

As the **Owner**, I make the following representations:

1. I certify that I am the owner of the property identified on this property owner authorization form.
2. I certify that the applicant named on this application form is authorized to apply for development review for the property identified and for the purposes indicated by the submitted documentation.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.
4. I permit City staff to conduct site visits on my property.
5. If the ownership of this property changes before the development review is completed, I will provide updated information and new copies of this form.

Signature: 

Paul R. Lohnes, Trustee