



**Brent M. McDonald**

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December 6, 2024  
117412-43

**Via Electronic Mail**

Zoning Board of Appeals  
c/o Emily Hutchings  
City of Somerville  
93 Highland Avenue  
Somerville, MA 02143

Re: 299 Broadway (the "Property"), Request for Insubstantial Changes to  
Comprehensive Permit (Case No. P&Z 22-092-R3)

Dear Ms. Hutchings:

Applicant Mark Development LLC, Beacon Communities LLC, and RISE Together LLC (collectively, the "Applicant") received a comprehensive permit pursuant to MGL c. 40B, §§20-23 ("Chapter 40B") from the City of Somerville Zoning Board of Appeals (the "Board"), dated February 14, 2023. On March 20, 2024 and November 6, 2024, the Board voted to approve several insubstantial changes to the comprehensive permit (the original comprehensive permit, as amended is referred to together as the "Comprehensive Permit").

As set forth in the enclosed Design Change Narrative from Utile, the Applicant is seeking several changes to the Comprehensive Permit for Building B related to unit matrix refinement, changes to the location of the fitness center amenity space into the retail area located off of the Civic Plaza, changes to the location of other amenity space, structural improvements, and elevator core shifts. These modifications will result in the increase in the number of residential units in Building B from 201 units to 204 units and an increase in housing units affordable to households earning at or below 80% area median income from 20 units to 21 units. In addition, the Applicant is seeking the correction of a few typographical errors in the Comprehensive Permit.

In support of these changes, the following documents are attached:

1. Utile Design Change Narrative describing the insubstantial design changes to Building B;
2. A redline showing requested modifications to certain conditions in the Comprehensive Permit as a result of the requested modifications and to correct typographical errors;



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3. An updated list of waiver requests; and
4. Updated plans for Building B showing the requested modifications.

Due to the limited nature of these modifications, the Applicant respectfully requests that the Board find the requested changes to the Comprehensive Permit are insubstantial. Please do not hesitate to contact the Applicant or me if any additional information is needed.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Brent M. McDonald". The signature is fluid and cursive, with a large initial "B" and "M".

Brent M. McDonald