



City of Somerville

## PLANNING BOARD

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

2024 DEC 23 A 11:36

### DECISION and CERTIFICATION OF DECISION

**PROPERTY ADDRESS:** 50 Webster Ave  
**CASE NUMBER:** P&Z 22-067-R1  
**OWNER/APPLICANT:** US Union Square D3.1 Owner LLC  
**OWNER ADDRESS:** 31 Union Square, Somerville, MA 02143  
**DECISION:** Approved (Final Plat)  
Certification of Decision P&Z 22-067  
**DATE OF VOTE:** December 19, 2024  
**DECISION ISSUED:** December 23, 2024

CITY CLERK'S OFFICE  
SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Final Plat Approval and Decision Certification application submitted for 50 Webster Ave.

### RECORD OF PROCEEDINGS

On December 19, 2024, the Planning Board held a public meeting posted in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, and Alternate Luc Schuster. At the meeting, the Applicant provided an overview of the request, stating that the Planning Board had previously approved the preliminary plat and issued a decision, for which the appeal period has passed. Under the Somerville Zoning Ordinance, the Applicant has returned to the Planning Board with the final plat for approval and certification of the decision. The Planning Board reviewed the timing necessary for signing the final plat plan and then moved to approve the final plat.

### PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and incorporated are identified below.

Document	Pages	Prepared By	Date	Revision Date
Planning Board Decision #22-067 Subdivision Plan Approval for 50 Webster Avenue	2	Somerville Planning Board 93 Highland Ave Somerville, MA 02143	August 12, 2022	n/a Recorded at the Middlesex South Registry of Deeds May 12, 2023
50 Webster Avenue Subdivision Plan of Land [final plat]	1	DGT Associates Surveying & Engineering 803 Summer St, 1 <sup>st</sup> Floor Boston, MA 02127	February 15, 2022	n/a
50 Webster Avenue Subdivision Worksheet [preliminary subdivision]	2	DGT Associates Surveying & Engineering 803 Summer St, 1 <sup>st</sup> Floor Boston, MA 02127	February 15, 2022	n/a

## FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board found that the final plat plan was substantively the same as the preliminary plat plan.

## DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to **approve the final plat and certify the decision** (case #P&Z 22-067, Subdivision Plan Approval for 50 Webster Ave. Vice-Chair Amelia Aboff seconded. Michael McNeley abstained from the vote. The Board voted **5-0** to approve the final plat and certify the Subdivision Plan Approval decision.

Attest, by the Planning Board:

Michael Capuano, *Chair*  
Amelia Aboff, *Vice-Chair*  
Jahan Habib, *Clerk*  
Lynn Richards  
Luc Schuster, *Alternate*