



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Planning Board
FROM: OSPCD Staff
SUBJECT: 50 Webster Ave (Subdivision, Final Plat Approval), P&Z 22-067-R1
POSTED: December 12, 2024

RECOMMENDATION: Approve

Staff memos are used to communicate background information, analysis, responses to public comments, review of statutory requirements and other information from Planning, Preservation, & Zoning Staff to the Review Board members.

This memo summarizes the Subdivision Plan Approval (Final Plat Approval) application submitted for 50 Webster Ave, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on December 12, 2024, and is scheduled for review on December 19, 2024. This application does not require a public hearing. Any Staff recommended findings, conditions, and decisions in this memo are based on the information available to date prior to the public meeting.

SUMMARY OF PROPOSAL

US Union Square D3.1 Owner LLC (the owner and Applicant) is requesting final plat approval, which is the second part of the Subdivision Plan Approval process, for 50 Webster Street (Block D3.1, as referenced in the Union Square Coordinated Development Special Permit (CDSP)).

BACKGROUND & ANALYSIS

This Application is subject to a previously approved Coordinated Development Special Permit issued pursuant to the Somerville Zoning Ordinance in effect on December 14, 2017 and is entitled to be developed subject to the provisions of the High Rise (HR) zoning district. The property is located in the Union Square neighborhood represented by Ward 2 Councilor JT Scott. The Planning Board is the decision-making authority for all non-variance discretionary or administrative permits in the HR zoning district.

The preliminary plat for 50 Webster Ave was submitted as a Subdivision Plan Approval application, case # P&Z 22-067, and was approved by the Planning Board on August 4, 2022 (decision filed August 12, 2022). The Somerville Zoning Ordinance (§15.3.1) establishes certain requirements for Subdivision Plan Approval. Following approval of the preliminary plat plan (including but not limited to public notice, a public hearing, decision, and appeal period), final plat approval must be completed, including the following steps (SZO §15.3.1.d.iii):

- iii. *The following review procedures are required for final plat approval:*
- a) *Step 1: Draft & Submit Final Plat*
 - b) *Step 2: Planning Board Approval*
 - c) *Step 3: Certification of Decision*

The Applicant has submitted a final plat plan, as well as supplemental documents, for Planning Board review. Documents included in this application include the following:

- Subdivision Plan of Land (final plat)
- Recorded decision, Subdivision Plan Approval for 50 Webster Ave, P&Z 22-067
- Subdivision Plan Set (preliminary plat previously reviewed by Planning Board)
- Final Subdivision Submittal Narrative (submitted to Emily Hutchings, PPZ Senior Planner)

Although not a revision, PPZ Staff have submitted the application under the case # P&Z 22-067-R1, to link it to the original approval while not providing the precise case number for filing purposes.

If the Planning Board approves the Final Plat, the Planning Board members will then need to sign the plan prior to it being recorded, in accordance with the conditions of approval for case # P&Z 22-067.

CONSIDERATIONS & FINDINGS

When reviewing the original Subdivision Plan Approval (preliminary plat plan), case #P&Z 22-067, the Planning Board made findings as required by the Somerville Zoning Ordinance. The Planning Board does not need to make these findings again, but should make a finding to confirm whether or not the final plat plan is substantively the same as the preliminary plat plan.

PERMIT CONDITIONS

No additional conditions are proposed as part of this approval process. The applicant and this application are still bound by the Conditions of Approval established in the original Subdivision Plan Approval decision (P&Z 22-067).