

## FIRST NEIGHBORHOOD MEETING REPORT

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Date: June 7, 2023

Project: **53 Chester Street**

Attendees: Lance Davis, Ward 6 City Councilor, City of Somerville  
Andrew Graminski, Planner, City of Somerville  
John Greenip, Developer  
Peter Quinn, Peter Quinn Architects LLC  
Anne M. Vigorito, Attorney  
Local Abutters

*These meeting minutes are assumed to be an inclusive account of the items discussed, suggestions given, and the conclusions drawn per the neighborhood meeting for the proposed development.*

Item Number	Community Comment/Suggestion	Action
1.0	What will the impact be on Chester Street parking?	There is parking on site and an existing curb cut will be partially retained. We won't be taking any street parking away.
2.0	The art gallery in the commercial space sounds appealing, but could another type of business be there such as a dispensary?	It is too early to say, but the art gallery may be the best use for the site as it is a pedestrian street. The developer has been clear that he does not want a restaurant, coffee shop, etc. in the commercial space.
3.0	Is the current Redbones parking lot included in your property?	The property stops where the current driveway is.
4.0	I noticed that there might be asbestos in the siding of this property, is there a special demolition procedure in that case?	It is a fiber cement that may have asbestos in it. There is a procedure to remove that and we would get a special demolition company to take care of that. The applicant will follow guidelines and take all necessary precautions during this process.
5.0	Will there be any pest mitigation as this area has a rat problem?	The city requires specific abating to be done on these projects to prevent rodents which we will follow.
6.0	Will you need zoning relief?	We will need Site Plan Approval for the construction of the building and a Special Permit for the residential component. The Planning Board is the permit granting authority in this case.
7.0	Is there a time line?	After this meeting we will go before the Planning Board and the UDC. Once we get comments back from the UDC we will have another

		neighborhood meeting to present those renderings to the neighborhood. After that, we will complete a final submission to the Planning Board. Hopefully this process will take less than a year.
8.0	Can you add more units?	The lot size dictates how many units can fit on the lot. The developer wanted to do bigger units for this project to attract families.
9.0	What will deliveries be like for the commercial space?	It will not be a restaurant or coffee shop so they will happen very infrequently if at all. The developer is keeping delivery traffic in mind. Whatever goes into that space will not require large trailers of supplies to be delivered as the site is small.
10.0	In the commercial space, some windows are blacked out to allow for a drop ceiling, why not leave them open to allow light in?	There will be mechanical equipment that is covered by the drop ceiling so it is not an aesthetic purpose.
11.0	Have you encountered any issues with condo associations not being able to obtain solar panels?	Reach out to Councilor Davis and he will look further into that issue. The city requires us to make the roof “solar ready” when constructing the building.
12.0	How is the building meeting its greenscore?	We have not done a formal greenscore analysis yet, however, since there is no public access to the roof we will likely have some green space on the edge of the roof for the aesthetics.
13.0	Would the solar panels be installed flat?	The solar panels are usually installed at an angle.
14.0	Will this presentation be shared?	We can email the powerpoint and/or recording to anyone upon request.
15.0	Is the labospace building depicted in these renderings,	It seems to be what the plan is for that site.

	what the building will actually look like?	
16.0	Are the elevations in these plans accurate?	Yes these are as accurate as we could get them based on measurements.

## SECOND NEIGHBORHOOD MEETING REPORT

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Date: November 28, 2023

Project: **53 Chester Street**

Attendees: Lance Davis, Ward 6 City Councilor, City of Somerville  
Andrew Graminski, Planner, City of Somerville  
John Greenip, Developer  
Peter Quinn, Peter Quinn Architects LLC  
Anne M. Vigorito, Attorney  
Local Abutters

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Item Number	Community Comment/Suggestion	Action
1.0	Will the residence have cars?	There is a garage and the sidewalk is being widened to 12 feet. This will make it safer for the vehicles exiting and entering the garage. The garage is on Herbert Street far from the corner of Herbert Street and Chester Street. It is where the existing curb cut is.
2.0	How will garbage be handled?	There will be a trash and recycling room for residents.
3.0	Will there be a dumpster outside of this building?	No.
4.0	Did you do a shadow study?	Yes. Most of the shadows only affect the commercial site next door. The study is included in the presentation.
5.0	How will the pedestrian street on Elm Street affect this project?	The city makes great effort to keep the pedestrian streets open and accessible. We will follow the city's guidelines for pedestrian streets.
6.0	What kind of business will be in the commercial space?	A business like a yoga studio or an art gallery will likely occupy the space, not a food establishment. It is still too early to say who the commercial tenant will be.