



City of Somerville

PLANNING BOARD

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

DECISION

PROPERTY ADDRESS: 720-722 Broadway
CASE NUMBER: ZP24-000048
OWNER: DiCamillo Associates, LLC
OWNER ADDRESS: P.O. Box 474, Lynnfield, MA 01940
APPLICANT: DiCamillo Associates, LLC
APPLICANT ADDRESS: P.O. Box 474, Lynnfield, MA 01940
DECISION: Approved with Conditions (Site Plan Approval)
DATE OF VOTE: February 6, 2025
DECISION ISSUED: February 20, 2025

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Site Plan Approval application submitted for 720-722 Broadway.

LEGAL NOTICE

DiCamillo Associates, LLC, seeks to develop a 4-story mixed-use General Building in the MR4 zoning district, which requires Site Plan Approval.

RECORD OF PROCEEDINGS

On November 7, 2024, the Planning Board 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 Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, Lynn Richards, and Alternate Luc Schuster. The applicant team reviewed the proposed development for a four-story general building, and noted that this Site Plan Approval application is being submitted with a Special Permit application for Residential Housing. The applicant team provided additional detail about the proposed development, and that a lot merger is required before a building permit can be issued. Chair Capuano opened the floor for public testimony, and three members of the public spoke to voice questions and concerns about the proposed development. Chair Capuano closed the public testimony portion of the hearing. The Board asked the applicant team questions about the property, including subjects of utility needs, bicycle and vehicular parking, lighting, design, family-sized housing units. The Planning Board requested that the applicant team consider how they might add family-sized units to the proposed development. The applicant team responded to the questions from the Board. The Board continued the public hearing.

On February 6, 2025, the Board resumed the public hearing. Present and sitting at the public hearing were Board Members Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, and Lynn Richards. Atty. Anne Vigorito for the applicant provided an overview of the progress made on the project. Chair Capuano asked for an update on the family-sized housing units. The Board, applicant team, and staff discussed the unit

mix, and the Board noted that they were interested in additional information from City staff on housing development in the city. The applicant team provided a presentation showing the revisions. Bill Galatis, the owner of Lyndell's Bakery, spoke in support of the project and noted that it will facilitate the bakery expanding and remaining in Somerville. The Board continued to discuss the unit mix, and noted that another gap in the city's housing needs is ADA-accessible units. The Board asked if the Applicant would be amenable to building out the Affordable Dwelling Units as ADA-accessible, in addition to the other proposed ADA-accessible units. The Applicant team confirmed that they are amenable to that change, and City staff confirmed that this agreement could be memorialized in a condition of approval. The Board continued to discuss the project and asked about the construction process; the applicant team reviewed the process.

Chair Capuano reopened the floor for public testimony. Two members of the public spoke with questions and concerns, and two members voiced support of the project. There being no other comments, Chair Capuano closed the public testimony portion of the hearing. The Board confirmed the desired conditions of approval for the project. Chair Capuano closed the public hearing, and the Board subsequently voted to approve the Site Plan Approval application.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
720 Broadway Development Narrative	62	Law Offices of Richard G. Di Girolamo 424 Broadway Somerville, MA 02145	Undated, submitted Sept. 3, 2024	n/a
710 Broadway Narrative of Changes to Documents	40	Vance Stein Architecture/Interiors 85 Sam Fonzo Dr., Ste 1 Beverly, MA 01915	Jan. 27, 2025	n/a
720-722 Broadway Plan Set (site, architectural, and landscape plans)	37	Vance Stein Architecture/Interiors 85 Sam Fonzo Dr., Ste 1 Beverly, MA 01915 Verdant Landscape Architecture 318 Harvard St #25 Brookline, MA 02446 GM2 Associates, Inc. 10 Cabot Rd., Ste 101B Medford, MA 02155	April 24, 2024 Jan. 7, 2025	Dec. 2, 2024 Jan. 3, 2025 Jan. 27, 2025
720-722 Broadway Transportation Access Plan	19	GM2 Associates, Inc. 10 Cabot Rd., Ste 101B Medford, MA 02155	May 2025	Jan. 23, 2025
720-722 Broadway Mobility Management Plan	48	GM2 Associates, Inc. 10 Cabot Rd., Ste 101B Medford, MA 02155	January 2024	n/a
Certification of Required Materials and MMP Approval	7	City of Somerville Mobility Division 93 Highland Ave Somerville, MA 02143	August 8, 2024 June 24, 2024	n/a
Affordable Housing Acknowledgement and	16	Both prepared by: City of Somerville 93 Highland Ave Somerville, MA 02143 Both signed by:	Feb. 6, 2024 March 21, 2024	n/a

Affordable Housing Implementation Plan		Joseph Fodera, Manager DiCamillo Associates, LLC 153 Essex St Lynnfield, MA 01940		
720-722 Broadway Sustainability Documents: 1. Certification of Required Materials 2. Sustainable & Resilient Buildings Questionnaire 3. LEED Certifiability Affidavit 4. Net Zero Narrative	31	Linnean Solutions 5 Upland Rd. Cambridge, MA 02140	1. May 10, 2024 2. Feb. 2024 3. April 24, 2024 4. Feb. 7, 2024	n/a
722 Broadway Historic Preservation Documents: 1. Determination of Historic Significance and Preferably Preserve Status 2. Memorandum of Agreement	13	City of Somerville Historic Preservation Commission 93 Highland Ave Somerville, MA 02143	1. Mar. 15, 2022 2. Recorded Aug. 6, 2024	n/a
Letter to Planning Board	1	Verdant Landscape Architecture 318 Harvard St #25 Brookline, MA 02446	Dec. 3, 2024	n/a
Letter to Planning Board	1	GM2 Associates, Inc. 10 Cabot Rd., Ste 101B Medford, MA 02155	Dec. 11, 2024	n/a

SITE PLAN APPROVAL FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a Site Plan Approval upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Board finds that this project supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including the following:

- Increase the housing supply, including housing that is contextual to the existing neighborhood.
- Increase the proportion of affordable housing.
- Continue to support small businesses, and fight displacement by coordinating with an existing local business to remain in Somerville.
- Prioritize walking, biking, and transit options and minimize space dedicated to personal vehicles.
- Provide development that limits greenhouse gas (GHG) emissions.

2. *The intent of the zoning district where the property is located.*

The Board finds that this project meets the intent of the MR4 zoning district is, in part: "To create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving commercial uses."

The Board also finds that this project meets the broader intent of the Somerville Zoning Ordinance, including the following:

- To develop and maintain complete, mixed-use, walkable, transit-oriented, and environmentally sustainable neighborhoods that foster a strong sense of community throughout the city.
- To provide and protect housing that is affordable to households with low and moderate incomes.
- To provide opportunities for businesses to remain in Somerville as they develop and grow.
- To protect and promote a diverse mix of businesses.
- To encourage contemporary architectural design for new construction that compliments the established character of existing buildings.
- To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Board finds that, as conditioned, the proposal does not produce any impacts that require additional mitigation.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the Site Plan Approval to develop a 4-story mixed-use General Building in the MR4 zoning district with the conditions included in the staff memos on the application dated October 31 and December 12, 2024, and January 30, 2025, and those discussed at the hearing. Vice-Chair Amella Aboff seconded. The Board voted unanimously (4-0) to **approve the Site Plan Approval** permit, subject to the following conditions:

1. Utility and mechanical equipment is not permitted on any façade or within the frontage area of the lot.
2. Electrical transformers and other mechanical equipment are not permitted above ground within the frontage area of any lot.
3. The Applicant or their successor shall follow the recorded Memorandum of Agreement established by and with the Historic Preservation Commission dated September 6, 2022.
4. Construction documents must be substantially equivalent to the approved plans and other materials submitted for development review.
5. The property owner(s) and applicable future tenants must comply with the Mobility Management Plan dated January 2024, as approved and conditioned by the Director of Mobility's Final Approval dated June 24, 2024.
6. Dwelling units must be advertised as ineligible for on-street Residential Parking Permits, subject to the regulations of the Somerville Traffic Commission.

7. All buyers, grantees, lessees, renters, and tenants must be notified in writing prior to sale or lease of any dwelling unit that the residents are ineligible for on-street Residential Parking Permits, subject to the regulations of the Somerville Traffic Commission.
8. Formal acknowledgement that residents are ineligible for on-street Residential Parking Permits, subject to the regulations of the Somerville Traffic Commission, must be filed with this Decision and forwarded to the Somerville Traffic Commission.
9. The Applicant or their successor in interest shall maintain an 8' minimum pedestrian clear path on the Broadway sidewalk along the frontage of the project, to the extent possible. Final streetscape design is subject to review by relevant City departments at the time of application for a Streetscape Construction Permit.
10. The property owner is responsible for all of the regular and long-term maintenance, replacement, insurance, and other applicable costs associated with all on-site sidewalk improvements.
11. The Applicant or their successor in interest must submit a Tree Protection Plan with tree protection details to the Tree Warden for review and approval, and must meet with the Tree Warden to discuss proper tree protection responsibilities and construction operations plans. The Tree Protection Plan must include strategies to be executed and maintained through the duration of the project to ensure the protection of the existing public shade tree adjacent to the site on Willow Ave to be maintained. The Applicant or their successor must follow the approved plans.
12. In addition to the ADA-accessible units identified in the approved plans, all residential housing units classified as Affordable Dwelling Units must also be designed and constructed to be ADA-accessible units. Updated plans showing compliant designs for such units must be submitted to the Director of Housing for review and comment prior to applying for a Building Permit.

Prior to Building Permit

13. This Decision must be recorded with the Middlesex South Registry of Deeds.
14. If the Board requires any changes to the submitted plans, digital copies of all applicable application materials reflecting those changes must be submitted to the Planning, Preservation & Zoning Division for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.
15. A digital 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.
16. Material specifications from suppliers must be submitted to confirm fenestration glazing is compliant with the VLT and VLR ratings required by the Somerville Zoning Ordinance.
17. An outdoor lighting plan and supplier cut sheet specifications of chosen lighting fixtures must be submitted to confirm compliance with Section 10.6 Outdoor

- Lighting of the Somerville Zoning Ordinance. The site photometric plan must include a keyed site plan identifying the location of all luminaires; total site lumen limit table (calculations from the SZO); lighting fixture schedule indicating the fixture type, description, lamp type, lumens, color temperature, color rendering index, BUG rating, mounting height, and wattage of all luminaires; and notation of any timing devices used to control the hours set for illumination.
18. The Applicant or their successor in interest shall work with relevant City Departments to determine the relocation of the traffic controller cabinet prior to the issuance of a full Building Permit.
 19. The Applicant or their successor in interest shall submit a Construction Management Plan (CMP) for Engineering and Mobility Division review and comment twenty-one (21) days prior to submission of the Foundation Permit. Zero lot line construction on an Urban Principal Arterial street will require engineered site logistic plans to minimize construction impacts to the high-volume public right of way.
 20. The Applicant or their successor in interest must submit final details for street tree planting, including tree species and related maintenance, to Public Space and Urban Forestry for review and approval.
 21. The Applicant or their successor in interest shall work with relevant City Departments to design driveway curb cut on Willow Ave to preserve existing street trees to the extent possible. Driveway design must be approved by relevant City Departments prior to any tree removal hearing.
 22. The Applicant or their successor in interest must submit all Stage 2 documentation required by the Office of Sustainability & Environment's Net Zero Ready Certifiability Requirements for the subject certification program.
 23. The Applicant or their successor in interest must submit all Stage 2 documentation required by the Office of Sustainability & Environment's LEED Certifiability Requirements.

Prior to Certificate of Occupancy

24. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.
25. A Digital Massing Model of only the building's massing, in SketchUp format (.skp), that is to scale and properly geo-located and oriented for use in placing and viewing the project within the City's digital model of existing buildings in the city must be submitted to the Planning, Preservation, & Zoning Division prior to the issuance of a Building Permit. The model should be the main mass only and should not include any detailed architectural features of the proposed building, including building components or materiality.
26. The Applicant or their successor in interest shall reconstruct and repour sidewalks on Broadway and Willow Ave along the frontage of the project, with

final designs to be provided at the time of application for a Streetscape Construction Permit.

27. The Applicant or their successor in interest shall relocate the crosswalk across Willow Ave so that it is more in line with the pedestrian path of travel on Broadway. Final streetscape design is subject to review by relevant City departments at the time of application for a Streetscape Construction Permit.
28. The Applicant or their successor in interest shall reconstruct the curb ramps on both sides of Willow Ave to facilitate the crosswalk relocation. Final streetscape design is subject to review by relevant City departments at the time of application for a Streetscape Construction Permit.
29. A public right-of-way or pedestrian access easement must be provided in perpetuity by a covenant or other deed restriction for the full area of the sidewalk provided within the frontage area of the lot. Final easement language must be approved by the City Solicitor. The easement must be recorded at the Middlesex Registry of Deeds prior to application for a Certificate of Occupancy.
30. The Applicant or their successor in interest must submit all Stage 2 documentation required by the Office of Sustainability & Environment's LEED Certifiability Requirements.
31. The Applicant or their successor in interest must submit all Stage 2 documentation required by the Office of Sustainability & Environment's LEED Certifiability Requirements.

Attest, by the Planning Board:

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

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 _____ 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 _____ City Clerk Date _____