



City of Somerville

ZONING BOARD OF APPEALS

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

DECISION

PROPERTY ADDRESS: 9-15 Taylor Street
CASE NUMBER: ZP24-000015
OWNER: Taylor Mystic LLC
OWNER ADDRESS: 47 Hillcrest Rd, Weston, MA 02493
APPLICANT: Garrett Einis
APPLICANT ADDRESS: 14 Bradley St, Somerville, MA 02145
DECISION: Approved with Conditions
DATE OF VOTE: October 16, 2024
DECISION ISSUED: October 23, 2024

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Special Permit application submitted for 9-15 Taylor St.

LEGAL NOTICE

Taylor Mystic LLC seeks relief from the minimum parking requirements in the Urban Residence zoning district, which requires a Special Permit.

RECORD OF PROCEEDINGS

On October 16, 2024, the Zoning Board of Appeals 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 Susan Fontano, Vice-Chair Anne Brockelman, Ann Fullerton and Alternate Brian Cook. The applicant described their request and gave details of their Mobility Management Plan. The Chair asked for public comment, and no members of the public spoke. Following that portion of the meeting, the Chair closed the public hearing, and the Board discussed the application and found that it met the criteria for a Special for relief from the minimum parking requirements of the Urban Residence District.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
9-15 Taylor St Plan Set	9	Khalsa Design 17 Ivaloo St, Suite 400 Somerville, MA 02143	November 16, 2023	N/A
9-15 Taylor St Land Survey	1	C.L.G. Associates Land Surveyors 3 Boston St, Salem, MA 01970	April 11, 2023	N/A
9-15 Taylor St Plot Plan	1	C.L.G. Associates Land Surveyors 3 Boston St,	July 19, 2024	N/A

		Salem, MA 01970		
9-15 Taylor St Narrative	1	Garrett Construction Co., Inc 14 Bradley St, Somerville, MA 02145	April 16, 2024	N/A
9-15 Taylor St Mobility Management Plan	19	Bayside Engineering 600 Unicorn Park Drive Woburn, MA 01801	April 23, 2023	N/A
9-15 Taylor St Transportation Access Plan	28	Bayside Engineering 600 Unicorn Park Drive Woburn, MA 01801	February 2, 2023	August 13, 2024
9-15 Taylor St Traffic Impact Study	69	Bayside Engineering 600 Unicorn Park Drive Woburn, MA 01801	February 2, 2023	January 11, 2024
9-15 Taylor St Traffic Impact Study Appendix	349	Bayside Engineering 600 Unicorn Park Drive Woburn, MA 01801	February 2, 2023	January 11, 2024

SPECIAL PERMIT FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a special permit 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:

- Promote a dynamic urban streetscape that embraces public transportation, reduces car dependence, and is accessible, inviting and safe for all pedestrians, bicyclists and transit riders.

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

The intent of the UR zoning district is, in part: "To create, maintain, and enhance areas appropriate for multi-unit residential buildings."

3. *The supply and demand of on-street parking in the neighborhood, as determined through a parking study.*

The Board finds that there will be little to no impacts to the existing on-street parking in the neighborhood.

4. Mobility management programs and services provided by the applicant to reduce the demand for parking.

The Board finds that the Applicant is proposing a robust set of mobility management strategies to help offset the demand for parking for motor vehicles including limiting on site vehicle parking, bicycle accommodations, a transit information board to display the

schedules of near-by bus routes, and pedestrian-friendly design strategies to promote walkability.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Anne Brockelman moved to approve the Special Permit for relief from the minimum parking requirements in the Urban Residence District with the conditions included in the staff memo. Brian Cook seconded. The Board voted **4-0** to approve the permit, subject to the following conditions:

Validity

1. This Decision must be recorded with the Middlesex South Registry of Deeds.
2. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be provided to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.

Public Record

3. A 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.
4. Digital copies of all required application materials reflecting any physical changes required by the Board, if applicable, 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.

Mobility

5. As voluntarily communicated in the Mobility Management Plan, the applicant must monitor and report an annual travel survey of the tenants' travel behavior, annual status updates of the progress towards the mode share goal, and biennial counts of parking ins and outs to determine if parking is adequate and submit this information to the Mobility Division. If the project falls short of multimodal travel goals, the applicant must develop new strategies to achieve these goals.
6. The applicant must implement the Transit Information Board, the Bicycle Accommodations, and the Pedestrian-Friendly design strategies, as described in the Mobility Management Plan.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
Anne Brockelman, *Vice-Chair*
Ann Fullerton
Brian Cook, *Alternate*

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 _____