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February 11, 2025

City of Somerville
Planning, Preservation, and Zoning Division

**RE: Neighborhood Meeting Report; SPECIAL PERMIT FOR A PROPOSED
RESTAURANT AT 282 MCGRATH HWY., SOMERVILLE, MA**

On Wednesday February 5th, 2025 a Neighborhood Meeting was held virtually for the above-described project. The meeting was hosted by Ward 2 Councilor J.T. Scott.

We planned this meeting with the help of Councilor Scott and we arrived on the February 5th, 2025 date finally on January 21st, 2025. Notice flyer was drafted and approved by Emily Hutchings, AICP, Senior Planner, Planning, Preservation, & Zoning Division (PPZ) on January 21st, 2025 and posted the same day. We communicated this to our team.

Written Notice, including the approved Notice Flyer, was sent via first class mail to all abutters on Wednesday January 22nd, 2025 to abutter list acquired from Planning on December 18th, 2024.

Attendees: JT Scott, AJ Capano, Esq. (Attorney for applicant), Darguin Fortuna (Architect for Applicant), Emily Hutchings, Darguin Fortuna, Jessica Eshleman, Julio Pena (Applicant), Marc Levy.

Meeting:

JT Scott did a brief introduction. Noting that the SP requires public input. Meeting is being recorded.

AJ Capano made introductory remarks about the project/ project team and introduced the project architect.

Darguin Fortuna shares his screen presentation. Shows space as it was. Open it up and make it more fluid. The look inside will have character and life. Slides attached.

Julio introduces himself to the group. Idea of bringing something new to the area. Lounge with affordable food. Saw the vision as soon as he stepped into the room. Will help clean up the building and the area and grow with Somerville.

Open to the public comment:

JT facilitates the questions/comments.

Director Jessica Eshleman Executive Director of USMS. Non-profit that has been serving the neighborhood. Excited to support this application. Activate this side of the square. This is a great opportunity to enhance connection to east Sommerville. Bringing a people centered locally owned businesses to this area.

JT speaking for himself applauds business owners who take the shot to open. It can be transformative for people. Hopeful that you'll be approved.

JT Scott will keep meetings open to allow anyone late to participate.

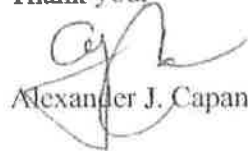
None showing we closed the meeting at approximately 6:22.

End of Meeting

Report:

There were no concerns raised at the meeting; only support. There will be no changes to the plans based on this meeting.

Thank you.

A handwritten signature in dark ink, appearing to read 'Alex J. Capano', written over a horizontal line.

Alexander J. Capano, Esq.

COVER SHEET

02.05.2024

MR JULIO PEÑA

BONFIRE RESTAURANT

282 MCGRANTH
HIGHWAY.
SOMERVILLE, MA.
02143

FLOW DESIGN ARCHITECTS

02.05.2024

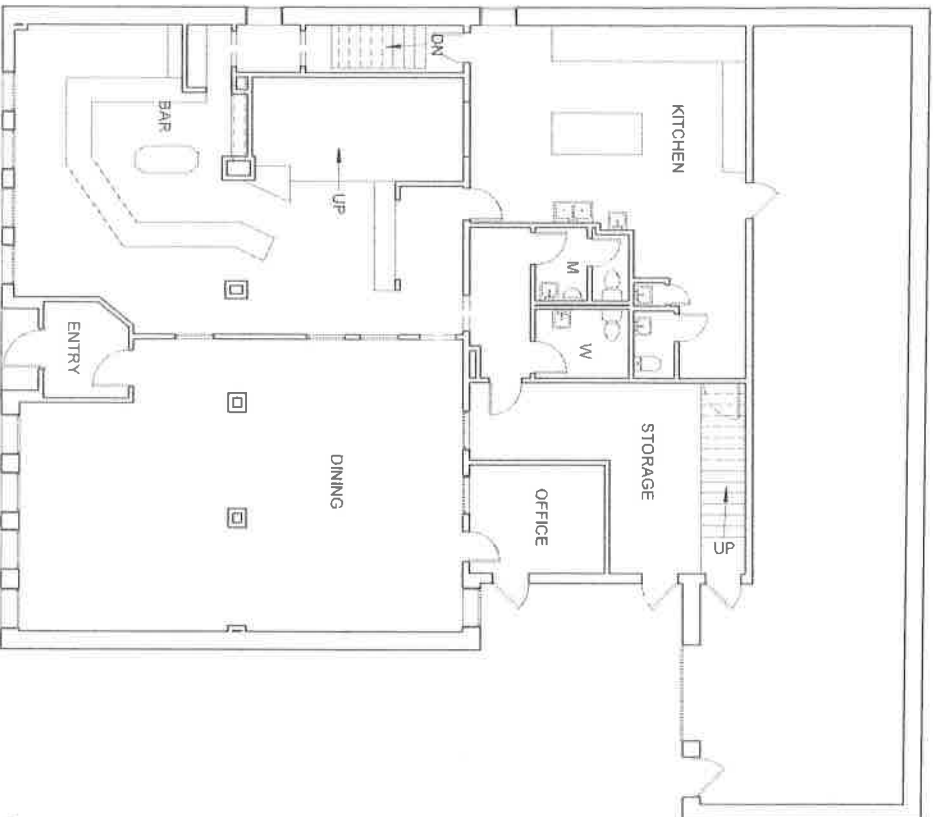
P-100 FLOW DESIGN ARCHITECTS

BONFIRE RESTAURANT

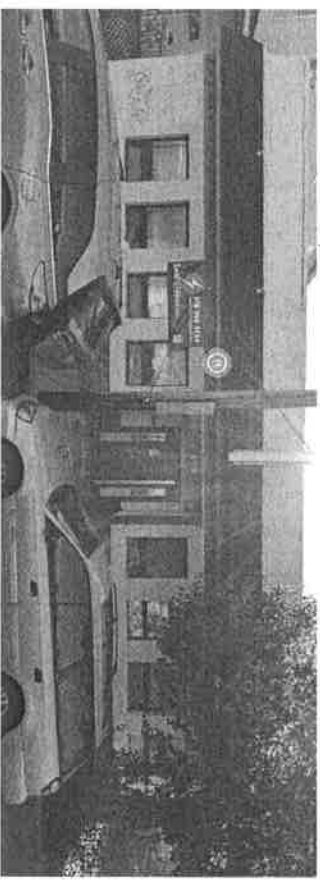
EXISTING FLOOR PLANS

02.05.2024

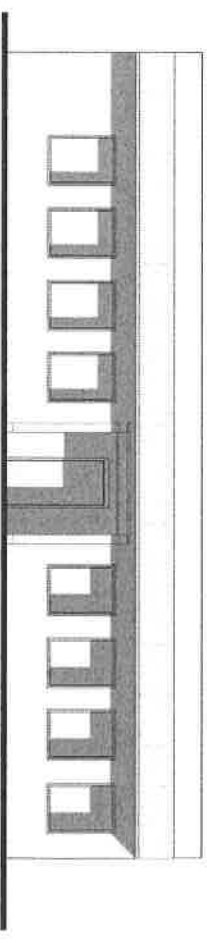
MR JULIO PEÑA



1 EXISTING FIRST FLOOR PLAN.
1" = 10'-0"



2 EXISTING FACADE.
1/8" = 1'-0"



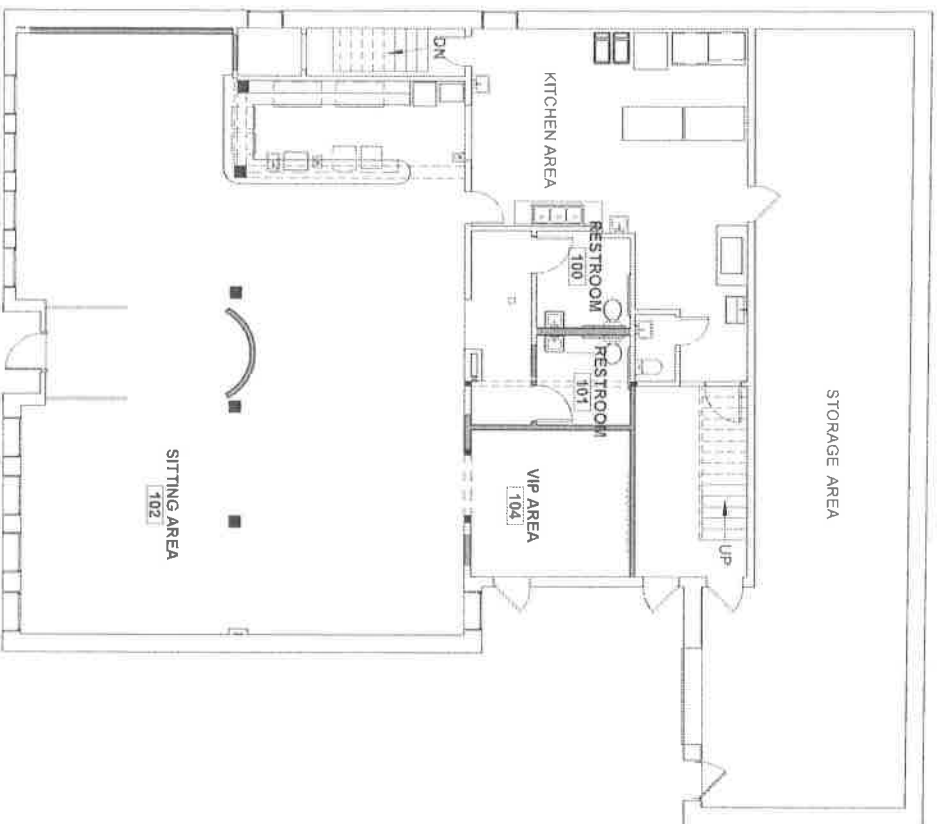
P-101 FLOW DESIGN ARCHITECTS

BONFIRE RESTAURANT

PROPOSED FLOOR PLAN

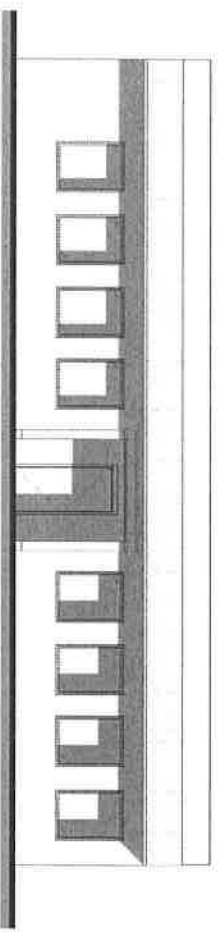
02.05.2024

MR JULIO PEÑA



1 PROPOSED FIRST FLOOR PLAN.
1" = 10'-0"

P-102 FLOW DESIGN ARCHITECTS



2 PROPOSED FACADE.
1/8" = 1'-0"

BONFIRE RESTAURANT

3D VIEWS

02.05.2024

MR JULIO PEÑA



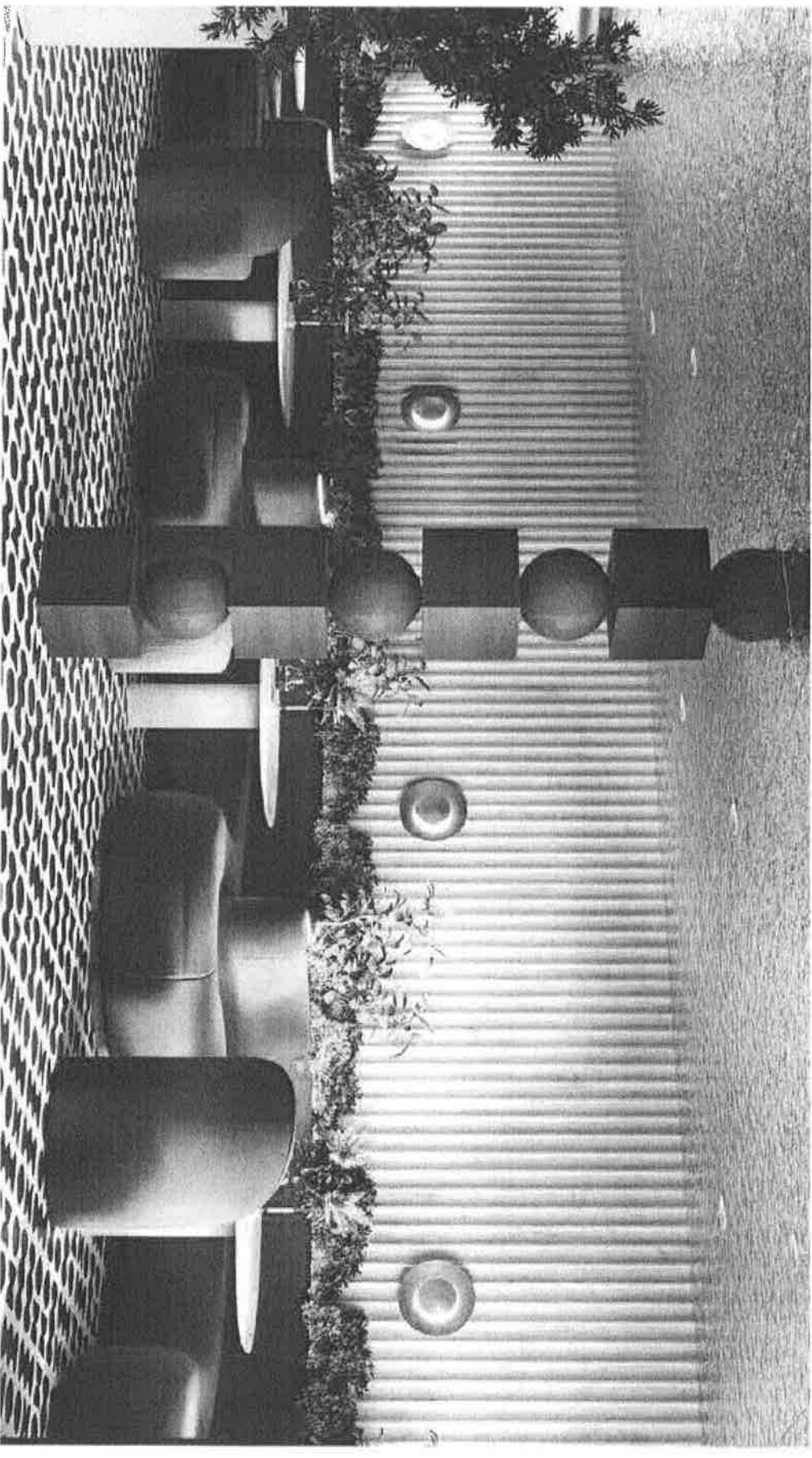
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BONFIRE RESTAURANT

3D VIEWS

02.05.2024

MR JULIO PEÑA



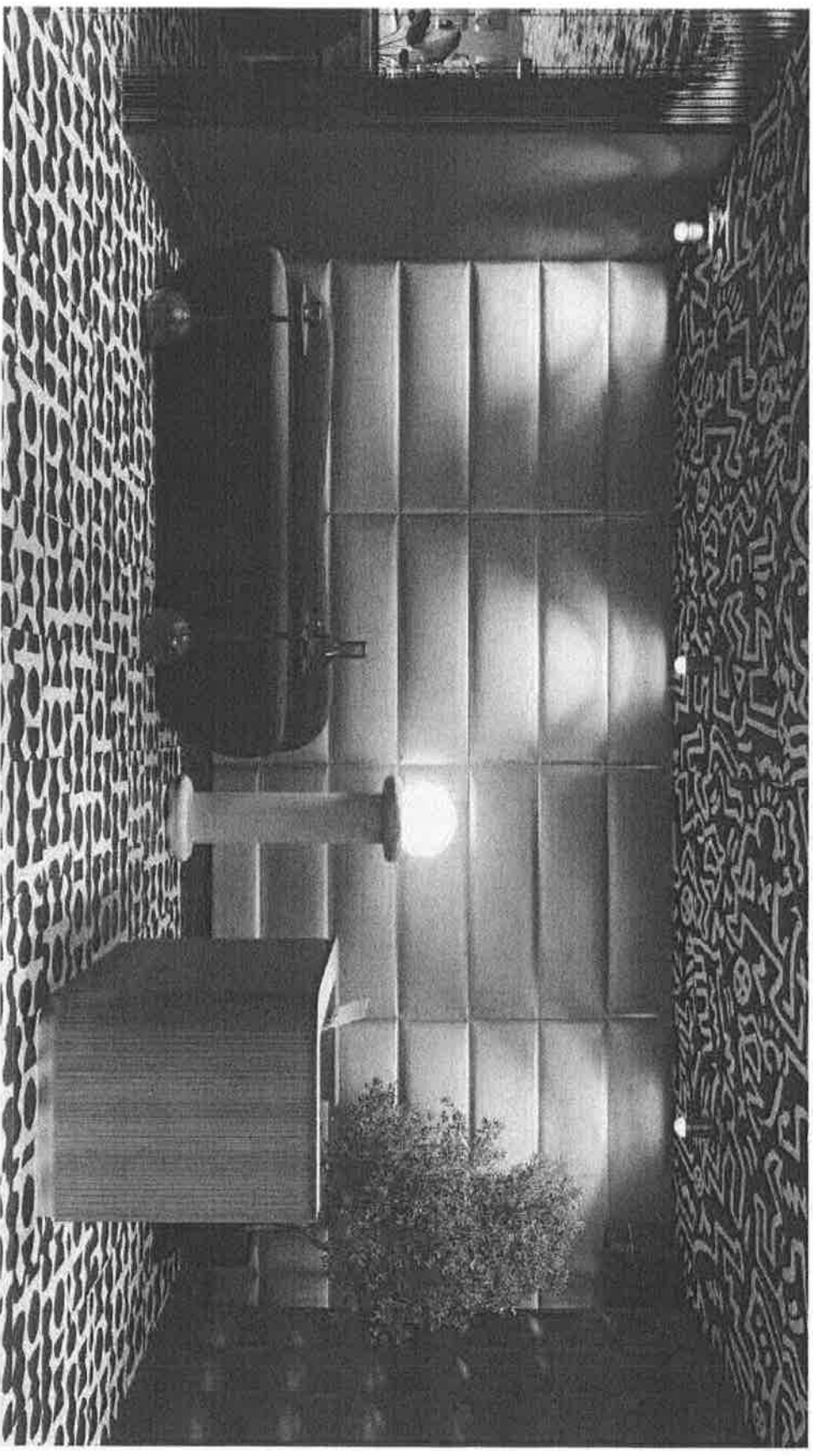
P-104 FLOW DESIGN ARCHITECTS

BONFIRE RESTAURANT

3D VIEWS

02.05.2024

MR JULIO PEÑA



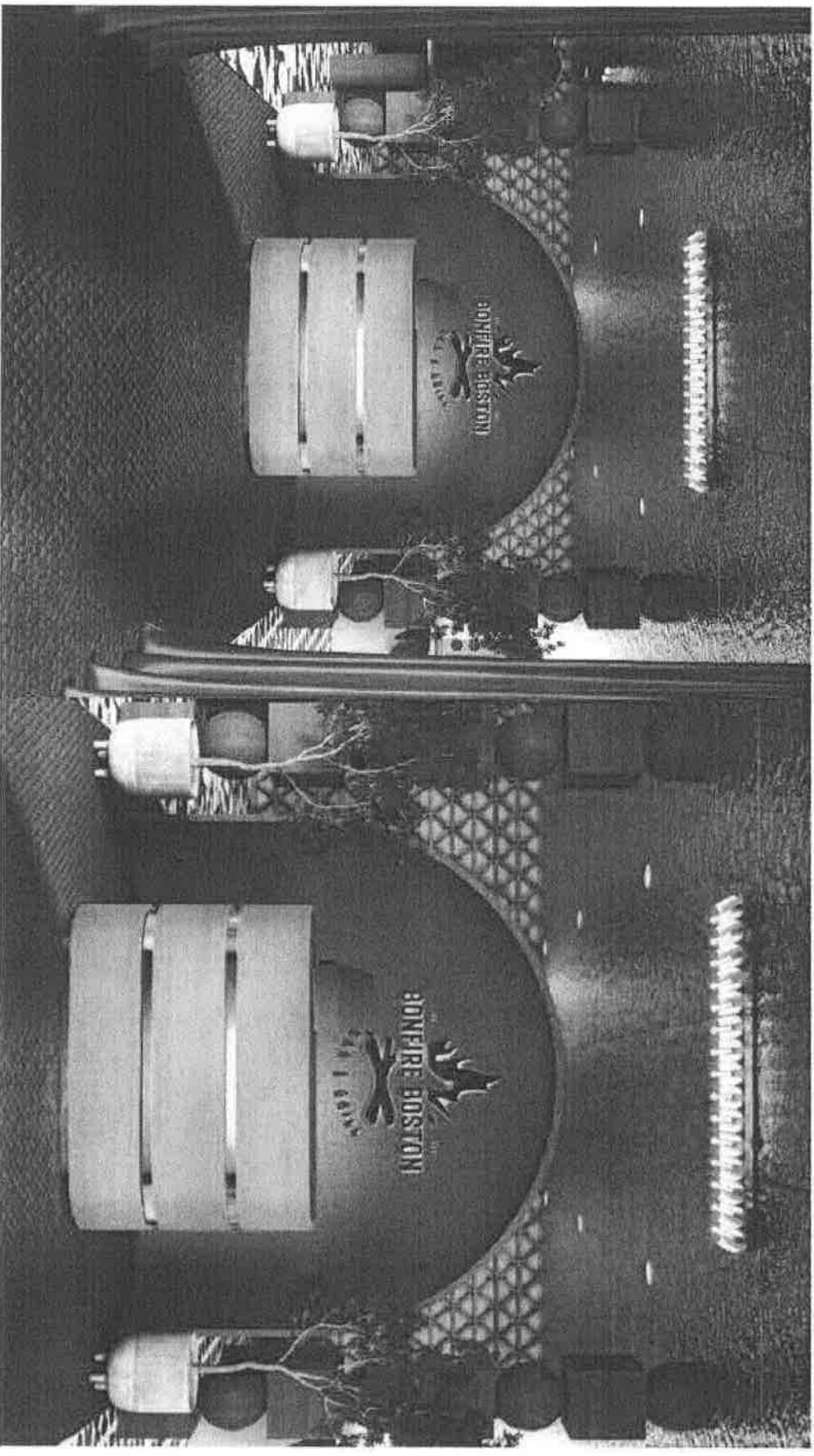
P-105 FLOW DESIGN ARCHITECTS

BONFIRE RESTAURANT

3D VIEWS

02.05.2024

MR JULIO PEÑA



P-106 FLOW DESIGN ARCHITECTS

BONFIRE RESTAURANT