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**Attn: Planning Department**

City of Somerville  
93 Highland Avenue  
Somerville, MA 02143

**RE: 14 McGrath Hwy Somerville, Massachusetts - Liquor Junction- Expansion Narrative**

Liquor Junction, located at 14 McGrath Highway, Somerville, Massachusetts, within the Twin City Shopping Plaza, is expanding their store to better serve their customers and the community. Zoning relief is required from the Planning Board, for the expansion of the premise. A Special Permit authorizes the development that is not otherwise permitted, provided that it meets certain review criteria. The review board will evaluate the comprehensive plan and existing policy plans and standards established by the city, the intent of the zoning district where the property is located, and considerations indicated elsewhere in the Somerville Ordinance for the required Special Permit.

The location of the Liquor Junction store is in the Commercial Business (CB) Zoning District. The intent behind the Commercial Business (CB) district, pursuant to the Somerville Zoning Ordinance, is to maintain already existing areas appropriate for moderate and large-scale, low-rise buildings and community and region serving commercial uses that do not readily assimilate into other zoning districts. The purpose behind the Commercial Business (CB) district, pursuant to the Somerville Zoning Ordinance, is to permit the development of moderate and large-scale, and low-rise buildings, while also providing quality commercial space for patrons.

The expansion of Liquor Junction would transform this moderate size store to a better equipped facility that would serve the needs of its cliental. There are several breweries under development in the vicinity, which has caused higher demand for ready to drink beverages. The development of this space would improve the quality of the area by allowing the owners to have space to increase their inventory for the needs of the customers.

