



City of Somerville

PLANNING BOARD

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

DECISION

2025 AUG 22 A 8:55

PROPERTY ADDRESS: 718-724 Broadway, 274 Willow Ave
CASE NUMBER: ZP24-000111
OWNER: DiCamillo Associates, LLC
OWNER ADDRESS: P.O. Box 474, Lynnfield, MA 01940
APPLICANT: Vance Stein Architecture/Interiors
APPLICANT ADDRESS: 85 Sam Fonzo Drive, Beverly, MA 01915
DECISION: Approved with Conditions (Site Plan Approval)
DECISION DATE: August 20, 2025

CITY CLERK'S OFFICE
SOMERVILLE, MA

Pursuant the Somerville Planning Board's Rules of Procedure and Policy, land platting involving only a lot split, lot merger, or lot line adjustment as defined by the Somerville Zoning Ordinance, requires only Minor Site Plan Approval, with the Director of Planning, Preservation, & Zoning serving as the decision-making authority in-lieu of the Planning Board.

This decision summarizes the findings made by the Director of Planning, Preservation, & Zoning regarding the Site Plan Approval application submitted for 720 Broadway.

SUMMARY OF PROPOSAL

The Applicant proposes to merge three (3) lots at 718-720 (720) Broadway, 722-724 (722) Broadway, and 274 Willow Ave into a single lot, which will be zoning-compliant for the Mid-Rise 4 (MR4) zoning district.

RECORD OF PROCEEDINGS

On August 18, 2025 the Director of Planning, Preservation, & Zoning reviewed the submitted application materials.

PLANS & DOCUMENTS

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

Document Name	Pages	Prepared By	Date	Revision Date
Lot Merger Narrative Assessors Map 19 Block C Lots 4-6 718-724 Broadway, Somerville, MA	1	Vance Stein Architecture/Interiors 85 Sam Fonzo Drive Beverly, MA 01915	October 30, 2024	n/a
Assessors Map 19 Block C Lots 4-6 Somerville Land Title Survey 718-724 Broadway, Somerville, MA	1	Medford Engineering & Survey Angelo B. Veneziano Associates 15 Hall St, Medford, MA 02155	February 27, 2024	June 16, 2025
Assessors Map 19 Block C Lots 4-6 Somerville Consolidation Plan of Land 718-724 Broadway, Somerville, MA	1	Medford Engineering & Survey Angelo B. Veneziano Associates 15 Hall St, Medford, MA 02155	September 9, 2024	June 16, 2025

FINDINGS

In accordance with the Somerville Zoning Ordinance and the Planning Board's Rules of Procedure & Policy for Minor Site Plan Approvals, the Director of Planning, Preservation, & Zoning may approve or deny a Minor 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 Director finds that this proposal is consistent with the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including supporting the production of new housing and supporting new and existing businesses.

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

The Director finds that the lot merger is consistent with the intent of the Mid-Rise 4 (MR4) zoning district, which is, in part, "[t]o permit the development of multi-unit and mixed-use buildings that do not exceed four (4) stories in height.

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

The Director finds that the proposed lot merger does not cause any impacts warranting mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning, Preservation, & Zoning **APPROVED** the Minor Site Plan Approval for a lot merger on behalf of the Planning Board, subject to the following conditions:

General

1. This Decision and the endorsed plan of land must be recorded with the Middlesex South Registry of Deeds.

Prior to Building Permit

2. A digital copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, and Zoning Division for the public record.

A handwritten signature in black ink, appearing to be 'Dan Bartman', located above the printed name.

Dan Bartman, Director of Planning, Preservation, & Zoning
Office of Strategic Planning & Community Development

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 _____