

FIRST NEIGHBORHOOD MEETING REPORT

Property: 3 Craigie Street and 675 Somerville Avenue
Applicant: 675 Somerville, LLC
Owner: 675 Somerville, LLC
Agent: Adam Dash, Esq.
Zoning District: Mid-Rise 3 (“MR3”)
In the ½ mile Transit Area
Not in a Pedestrian Street District

Neighborhood Meeting Date: September 11, 2024

This is the first required Neighborhood Meeting Report which is part of the zoning application process regarding the above-referenced property.

The September 11, 2024 neighborhood meeting was held via remote participation, beginning at 6:35 pm and was recorded by Adam Dash, Esq., attorney for the Applicant/Owner.

The slides used at the meeting are filed herewith.

Flyers were mailed on August 28, 2024 to the abutter owners of the properties as stated on the abutter’s lists filed herewith. Flyers were also hand delivered to said properties and posted at the 3 Craigie Street and 675 Somerville Avenue property on August 28, 2024.

Attendees:

Ben Ewen-Campen Ward 3 City Councilor
Alexander Varelis from Applicant/Owner
Adam Dash, Esq., attorney for Applicant/Owner
Silvia Illia-Sheldahl, architect for Applicant/Owner
Paxton Sheldahl, architect for Applicant/Owner
Madison Anthony, PP&Z Staff
Aaron Grenier
Alexander Macheras
Christina Maranci
Cosmo Nardella
Garrett Rich
Karen Elterman
Lisa Bedford
Max Meinhold
Mrs. O’Neill
Nir Drory
Ronen Drory
Megan Sergison

Councilor Ewen-Campen welcomed everyone, introduced himself, said that the meeting was being recorded, and stated the purpose of the meeting before handing the floor over to Attorney Dash.

Attorney Dash went through the project details for a mixed-use, three-story building, the property zoning designation, the process going forward, and the relief sought.

Silvia Illia-Sheldahl went through the site and floor plans, the elevations and the project details.

Attorney Dash then explained how the public could either speak or type questions or comments using the chat function.

Public Comment can be summarized as follows:

A resident said that this was a fantastic project and was excited to see more needed housing and an active ground floor use, and liked that there was no parking being provided. The resident asked about the project timeline. Attorney Dash and Ms. Illia-Sheldahl stated that it would likely be about 1.5 to 2 years.

The owner of the car wash across Somerville Avenue said that he was supportive of the project but was concerned about residents in the new building complaining about having a 24 hour car wash across the street. Councilor Ewen-Campen asked whether the units could be sound proofed in some way, such as by using special windows. Attorney Dash said that the development team would look into the matter.

Several residents raised a concern about parking because there was not a lot of parking on the street nearby. Attorney Dash explained that, other than the affordable units, the project's residents would be unable to obtain on-street parking permits so they would not impact available parking in the neighborhood. There would also be no off-street parking provided at the property.

A direct abutter said they were excited and happy for the project and glad that it was not taller.

Several residents asked what type of commercial use would go into the first floor space. Attorney Dash said that the type of commercial use was not yet known and that it would depend on the market at the time the space is ready.

Councilor Ewen-Campen asked why there was no elevator and whether that complied with the accessibility requirements. Ms. Illia-Sheldahl explained that the project was code compliant with ground floor accessible units.

Councilor Ewen-Campen asked whether there would be any fossil-fuel hookups in the project. Ms. Illia-Sheldahl said that she was not sure, but that the building would likely be all electric. Councilor Ewen-Campen said that he would like to see it be all electric.

An abutter expressed concern about the new building blocking the view from his deck and shadowing his garden. The abutter also asked whether the units would be rentals or condominium units. Attorney Dash said the units would be rentals.

An abutter asked questions about the environmental status of the property, how rodent, noise and dust issues during demolition would be handled, and how garbage would be handled, and expressed concerns for the structure of the adjacent building during demolition. Attorney Dash stated that the demolition permit process requires rodent and dust controls, and that the structures being demolished were rather small. Ms. Illia-Sheldahl showed the location of the trash enclosure on the plans. Mr. Varelis said that his family owned the property, ran the gas station there, and is the developer of the project. He said that the tanks had been removed and that the site had been tested and found clean. He said that a Phase I environmental report was being done.

A resident asked whether there were special considerations given to direct abutters in the zoning process. Attorney Dash stated that there was nothing required, but that the development team would be happy to meet with the direct abutters outside of this meeting. He gave out his email address so that abutters could contact him.

A resident expressed excitement over the project and stated that sustainability was important.

An abutter asked when the next neighborhood meeting would be and where the recording of this meeting would be located. Attorney Dash said that the next neighborhood meeting would be in a number of months and that no date had been set yet, although notices for the next meeting would go out as they did for this meeting. Attorney Dash offered to share the recording of this meeting, and said that the City would likely post it online.

A resident, asked about the impacts of the construction and curb cuts reductions on Somerville Avenue, especially for bicyclists and pedestrians. The resident said they were happy to see the project. Attorney Dash said that the reduced curb cuts would be better for bicyclists and pedestrians, however, there would likely be some disruption during demolition and construction. He said that permits usually require plans to reduce any such disruptions.

Seeing no further comments or questions, Councilor Ewen-Campen thanked everyone for attending and closed the meeting.

The meeting was adjourned at 7:17 pm.

3 Craigie Street / 675 Somerville Ave

Mixed-Use Walk Up Housing

9/11/2024 Neighborhood Meeting

Current use



Project Narrative

The proposed development at 3 Craigie St. / 675 Somerville Avenue is an owner-developed 3-story, mixed-use general building featuring commercial space on the ground floor, with rental housing units on the upper floors. Situated within the MR3 zoning district, the project adheres to all criteria specified in the Somerville Zoning Ordinance.

The development includes 14 rental units, contributing to Somerville's housing stock. The project will offer **seven** 2-bedroom units and **five** 1-bedroom units, and **two** studios with **two** of these units (one 1-bedroom and one studio) designated as affordable according to the Somerville Zoning Ordinance. Residential use is being requested through a Special Permit. Located within a 1/2 mile walkshed, as defined in Somerville's Transit Area Maps, the project proposes no parking, by right.

THE SITE

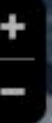
Current use



Side of Lot



Back of Lot



MBTA

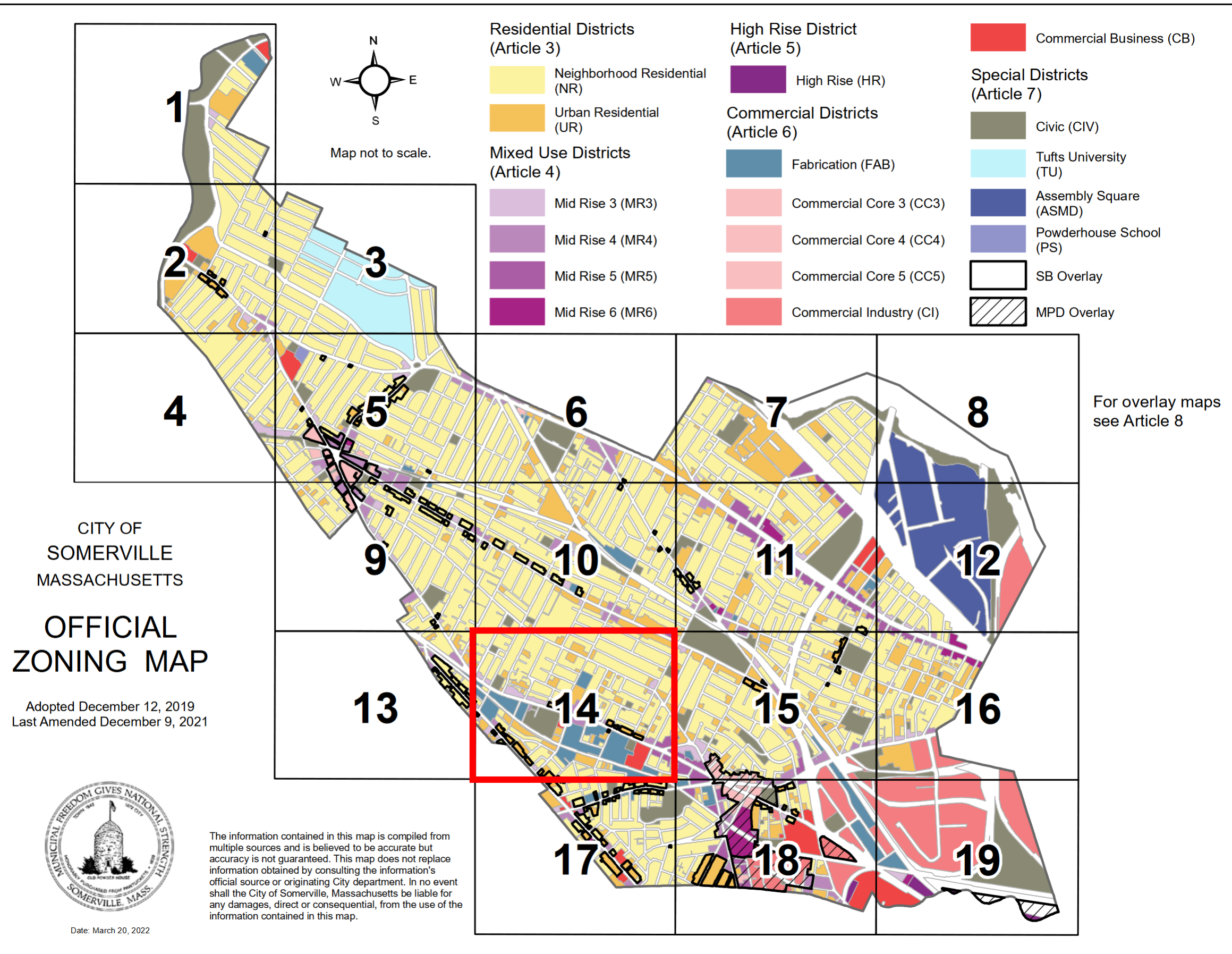
**83
BUS**

**87
BUS**

SITE



LEGAL AND REGULATORY FRAMEWORK



1. CLIENT INFORMATION

Client Name: 675 Somerville Ave LLC
Mailing Address: 675 Somerville Ave
City, State, Zip: Somerville, MA 02143
Email: alex@alexandervarelis.com

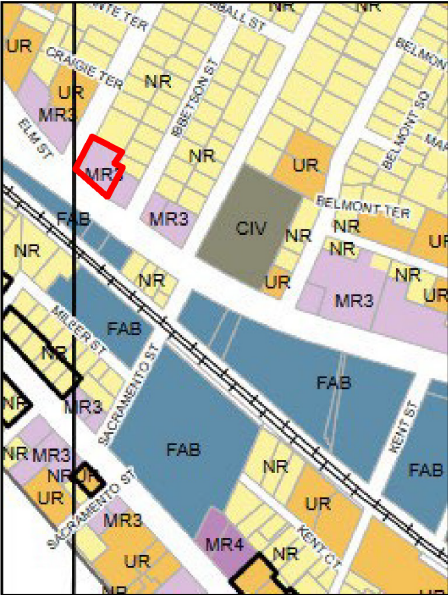
2. PROJECT INFORMATION

Project Name:
Project Number:
Project Address:
City, State, Zip:
Type of Construction:
Authorizing Town / City:
Zone District:
Tax Designation Section:

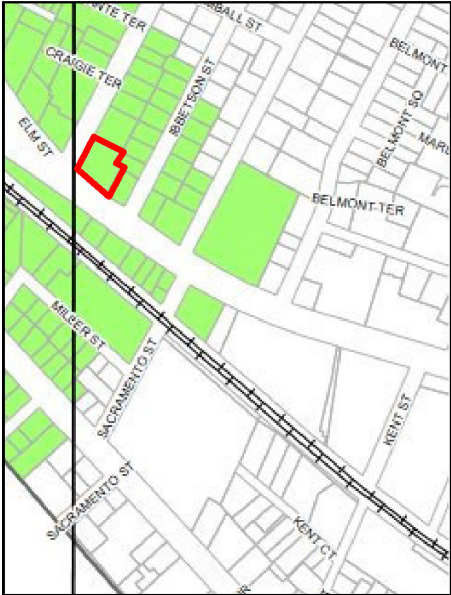
Mixed Use Housing
24.01
3 Craigie Street
Somerville, MA 02143
Type VB
Somerville
MR3
38

Sheet: 14
Block: G
Lot: 1

3. ZONING MAPS



ZONING DESIGNATION:MR3

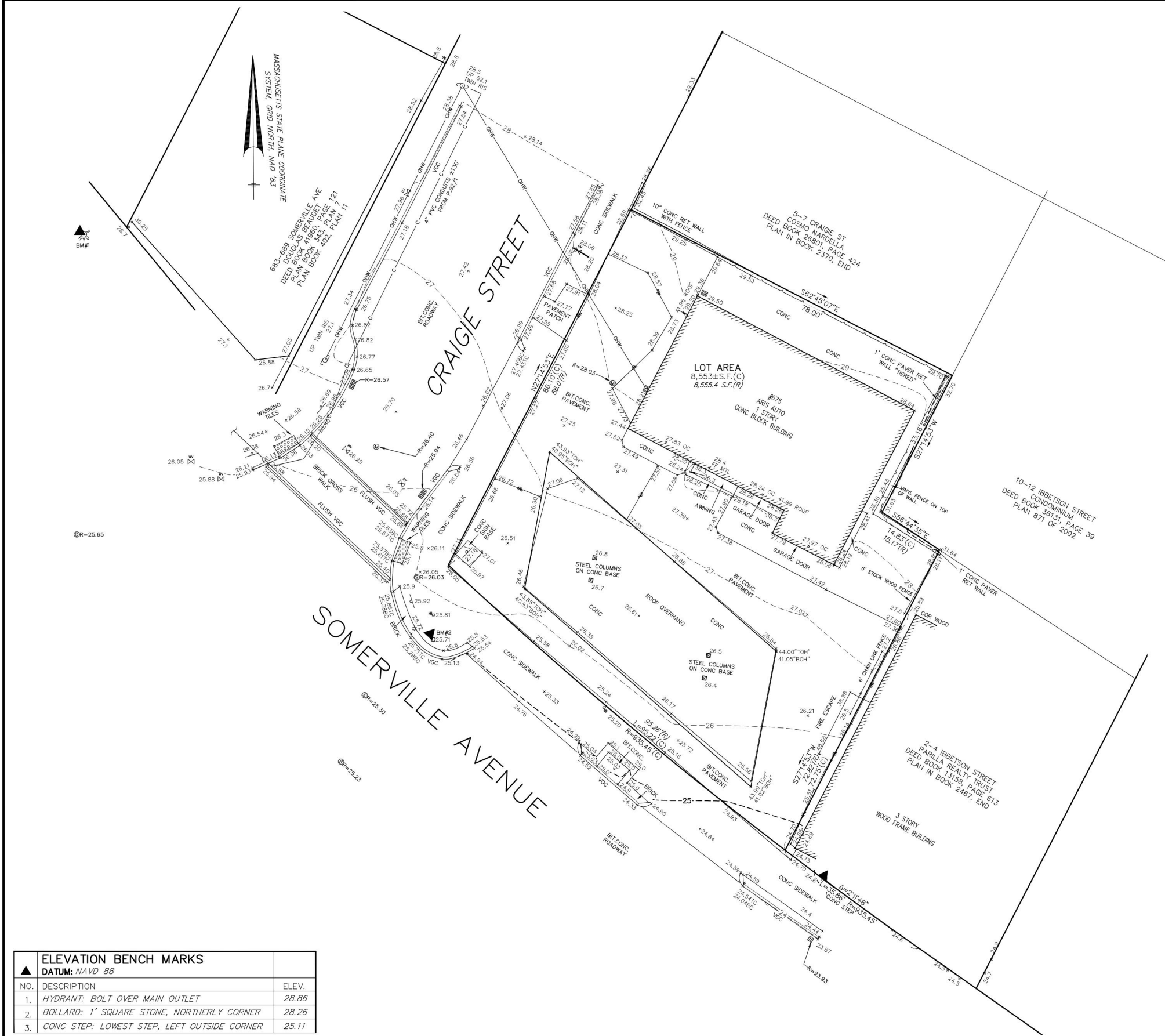


TRANSIT AREA MAP: WALKSHED: 1/2 MILE

4. ZONING REQUIREMENTS

GENERAL BUILDING	MIN/MAX	MR3	PROPOSED	METRIC
Lot Dimensions				
Lot Width	MIN	30	85'	FT
Lot Development				
Lot Coverage	MAX	90	64	%
Green Score	MIN / IDEAL	0.25/0.30		
Open Space	MIN	15	36	%
Building Setbacks				
Curb Setback	MIN	12	N/A	FT
Primary Front Setback	MIN/MAX	2/12	2	FT
Secondary Front Setback	MIN/MAX	2/12	2	FT
Side Setback	MIN	0(MR3)/10(NR)	8(MR3)/10(NR)	FT
Rear Setback	MIN	10/20(NR)	20 (NR)	FT
Parking Setbacks				
Primary Front Setback	MIN	30	N/A	FT
Secondary Front Setback	MIN	10	N/A	FT
Main Massing				
Building Width	MAX	200	P:85/ S:75	FT
Façade Build Out	MIN			%
Primary Front	MIN	80	COMPLIES	%
Secondary Front	MIN	65	COMPLIES	%
Floor Plate	MAX	15,000	COMPLIES	SF
Ground Story Height	MIN	14	14	FT
Upper Story Height	MIN	-	12	
Number of Stories	MIN/MAX	2/3	3	
Building Height	MAX	40	40	FT
Roof Type		FLAT	FLAT	
Façade Composition				
Ground Story Fenestration				
Primary facade	MIN	70	COMPLIES	%
Secondary facade	MIN/MAX	15/70	COMPLIES	%
Upper Story Fenestration	MIN/MAX	15/50	COMPLIES	%
Blank Wall	MAX	20	COMPLIES	FT
Use & Occupancy				
Ground Story Entrance Spacing	MAX	30	COMPLIES	FT
Commercial Space Depth	MIN	30	COMPLIES	FT
Density Factor	MIN	1,125	1,125 / 14 UNITS	
Net Zero Ready Building		850		
Outdoor Amenity Space	MIN	1/DU	COMPLIES	
Roof Mounted Mechanical				
Mech. Equip,Screening, Penthouse Height		10	COMPLIES	FT
Required ADUs	MIN	20	2.8	%
Linkage				
Commercial GFA over 15,000				
Affordable Housing linkage		-	N/A	\$/SF
Employment Linkage		2.46	N/A	\$/SF

Survey



ELEVATION BENCH MARKS		
DATUM: NAVD 88		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT: BOLT OVER MAIN OUTLET	28.86
2.	BOLLARD: 1" SQUARE STONE, NORTHERLY CORNER	28.26
3.	CONC STEP: LOWEST STEP, LEFT OUTSIDE CORNER	25.11

ASSESSORS:

TAX MAP 38, BLOCK G, LOT 1

REFERENCES:

DEED BOOK 21492, PAGE 549
PLAN IN BOOK 2370, END

RECORD OWNER:

GEORGE VARELLIS

NOTES:

- 1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

LEGEND

- 102--- SURFACE CONTOUR
---x---x---x--- EDGE OF PAVEMENT
---x---x---x--- CHAIN LINK FENCE
---x---x---x--- WOOD FENCE
---x---x---x--- CURB WITH TOP AND BOTTOM CURB ELEVATION
---x---x---x--- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
---x---x---x--- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
---x---x---x--- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
---x---x---x--- WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
---x---x---x--- GAS MAIN WITH SIZE
---x---x---x--- SPOT ELEVATION
---x---x---x--- GAS METER
---x---x---x--- ELECTRIC METER
---x---x---x--- CONNECTION UNKNOWN
---x---x---x--- BOLLARD
---x---x---x--- SIGN
---x---x---x--- DOUBLE GRATE CATCHBASIN
---x---x---x--- CATCH BASIN
---x---x---x--- VGC VERTICAL GRANITE CURB
---x---x---x--- CLF CHAIN LINK FENCE
---x---x---x--- BC BOTTOM OF CURB
---x---x---x--- TO TOP OF CURB
---x---x---x--- TOH TOP OF OVERHANG
---x---x---x--- BOH BOTTOM OF OVERHANG
---x---x---x--- CONC CONCRETE
---x---x---x--- HH HAND HOLE
---x---x---x--- BIT. CONC. BITUMINOUS CONCRETE

SCALE: 1" = 10'

675
SOMERVILLE
AVE

Somerville, Massachusetts

PREPARED FOR:

ARIS AUTO
INC

675 Somerville Avenue
Somerville, Massachusetts 02143

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO. BY APP DATE ISSUE/REVISION DESCRIPTION

DATE: 08/11/2023 DRAWN BY: NDL
SCALE: 1"=10' CHECK BY: JMS

EXISTING CONDITIONS
PLAN OF LAND
IN
SOMERVILLE, MA

PLOT DATE: Aug 11, 2023 5:08 pm

Path: F:\Qch 3D Projects\27144 Aris Auto - Somerville\Sur\DWG\

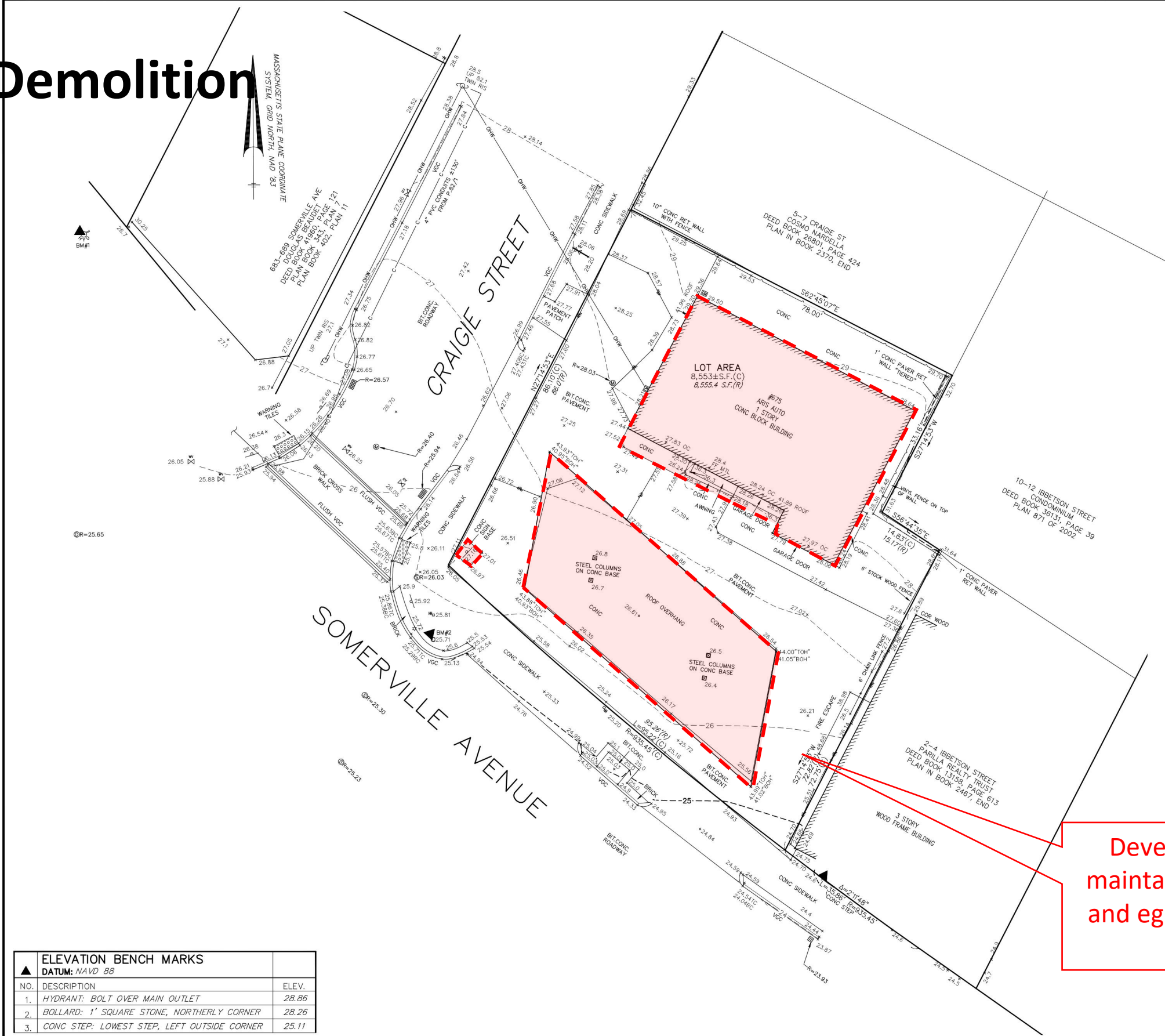
DWG: 27144 SV.dwg

LAYOUT: EC

SHEET: 1 OF 1

PROJECT NO.: 27144

Proposed Demolition



ASSESSORS:
TAX MAP 38, BLOCK G, LOT 1

REFERENCES:
DEED BOOK 21492, PAGE 549
PLAN IN BOOK 2370, END

RECORD OWNER:
GEORGE VARELLIS

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---	102	SURFACE CONTOUR
---		EDGE OF PAVEMENT
x x x		CHAIN LINK FENCE
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---		CURB WITH TOP AND BOTTOM CURB ELEVATION
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S		SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
---		DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
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---		GAS METER
---		ELECTRIC METER
---		CONNECTION UNKNOWN
---		BOLLARD
---		SIGN
---		DOUBLE GRATE CATCHBASIN
---		CATCH BASIN
---		VERTICAL GRANITE CURB
---		CHAIN LINK FENCE
---		BOTTOM OF CURB
---		TOP OF CURB
---		TOP OF OVERHANG
---		BOTTOM OF OVERHANG
---		CONCRETE
---		HAND HOLE
---		BIT. CONC. BITUMINOUS CONCRETE

Development to maintain fire escape and egress to public way

ELEVATION BENCH MARKS		
DATUM: NAVD 88		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT: BOLT OVER MAIN OUTLET	28.86
2.	BOLLARD: 1" SQUARE STONE, NORTHERLY CORNER	28.26
3.	CONC STEP: LOWEST STEP, LEFT OUTSIDE CORNER	25.11

675
SOMERVILLE
AVE

Somerville, Massachusetts

PREPARED FOR:

ARIS AUTO
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675 Somerville Avenue
Somerville, Massachusetts 02143

HANCOCK
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Civil Engineers

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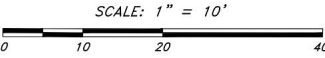
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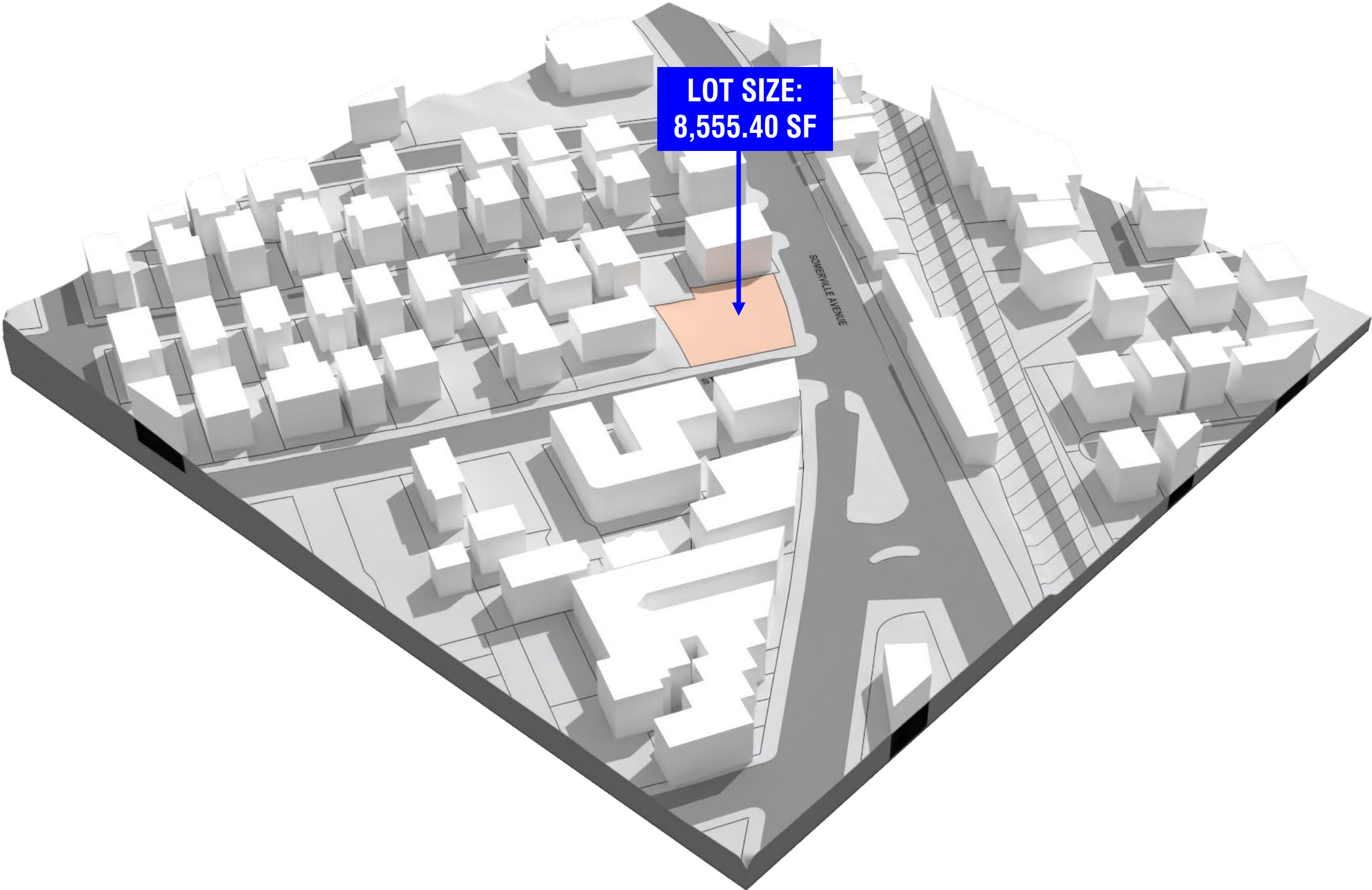
NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	08/11/2023	DRAWN BY:	NDL		
SCALE:	1"=10'	CHECK BY:	JMS		

EXISTING CONDITIONS
PLAN OF LAND
IN
SOMERVILLE, MA

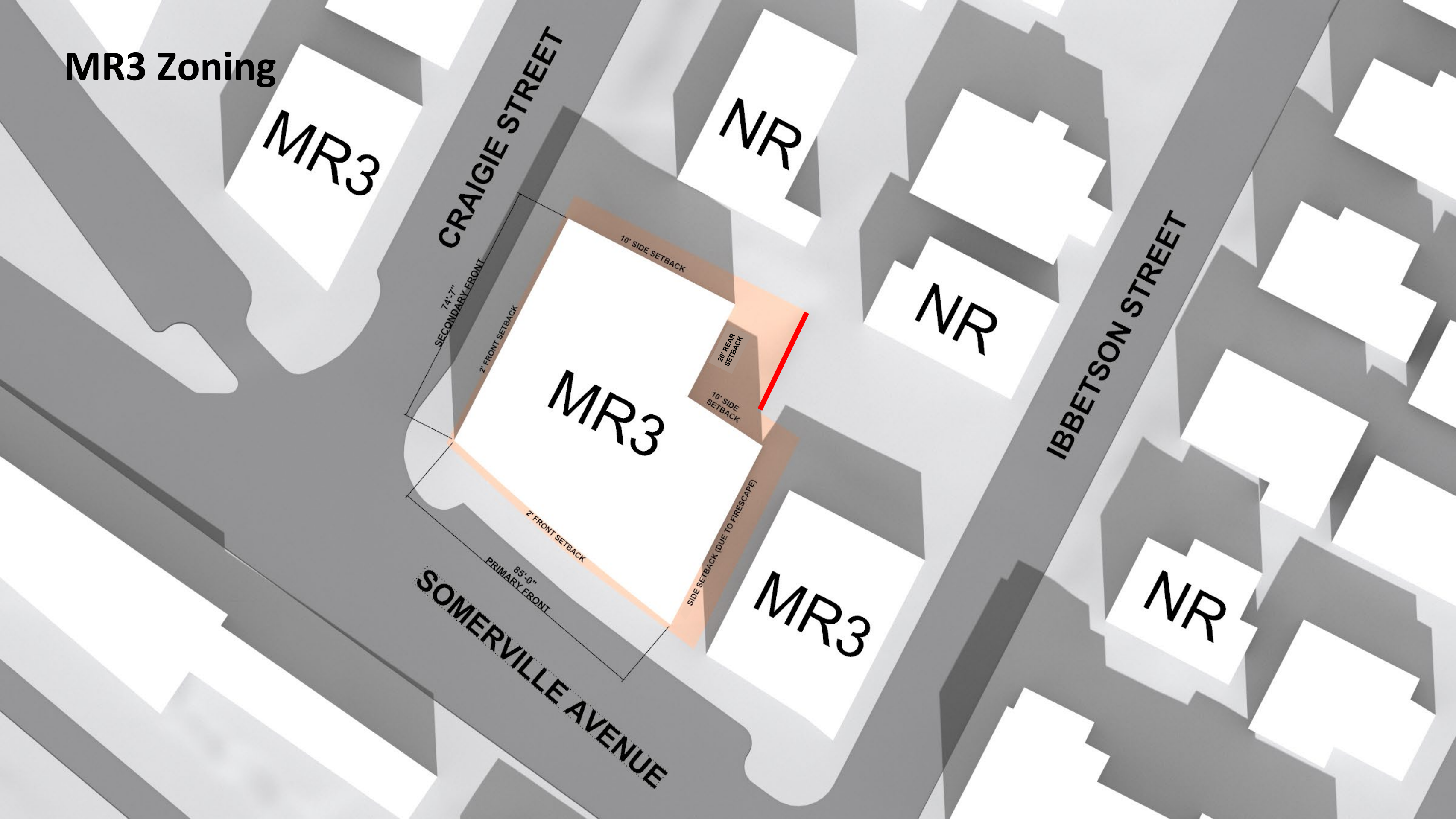
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LAYOUT: EC	
SHEET: 1 OF 1	
PROJECT NO.:	27144



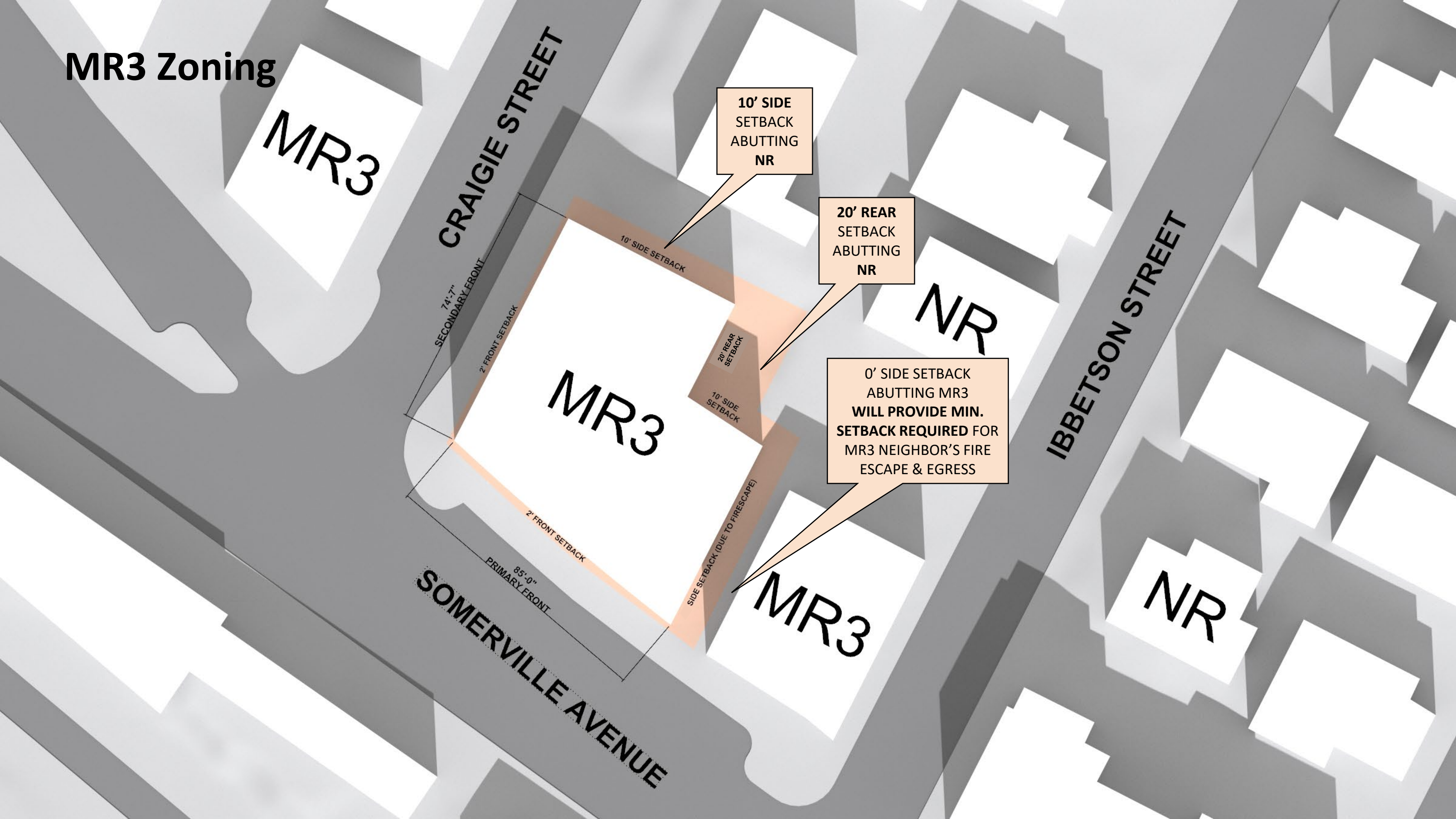
Aerial View



MR3 Zoning



MR3 Zoning



PRELIMINARY MASSING AND PLANNING

MR3

WALK-UP HOUSING – TOWNHOUSE + FLATS TYPOLOGY

- BY RIGHT, SUBJECT TO SPECIAL PERMIT AND SITE PLAN APPROVAL
- NO UNIT PARKING – TRANSIT AREA
- COMMERCIAL SPACE ON SOMERVILLE AVE
- CROSS VENTILATION, BETTER LIVING / UNITS
- NO ELEVATOR REQUIRED
- STANDARDIZED UNITS

North / South exposure all
units = cross ventilation
and better housing

Service Access

Residential
Court Access

Continuous
Commercial Space for
unit flexibility and
corner presence

MR3

WALK-UP HOUSING – TOWNHOUSE + FLATS TYPOLOGY

- BY RIGHT, SUBJECT TO SPECIAL PERMIT AND SITE PLAN APPROVAL
- NO UNIT PARKING – TRANSIT AREA
- COMMERCIAL SPACE ON SOMERVILLE AVE
- CROSS VENTILATION, BETTER LIVING / UNITS
- NO ELEVATOR REQUIRED
- STANDARDIZED UNITS

<u>GSF</u>	14,706
COMMERCIAL	2,787 GSF
RESIDENTIAL	9,447 NSF

<u>DENSITY:</u>	14
STANDARD (1/1,125)	14 (13.07)

<u>EFFICIENCY:</u>	83.2%
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<u>UNITS TOTAL:</u>	14
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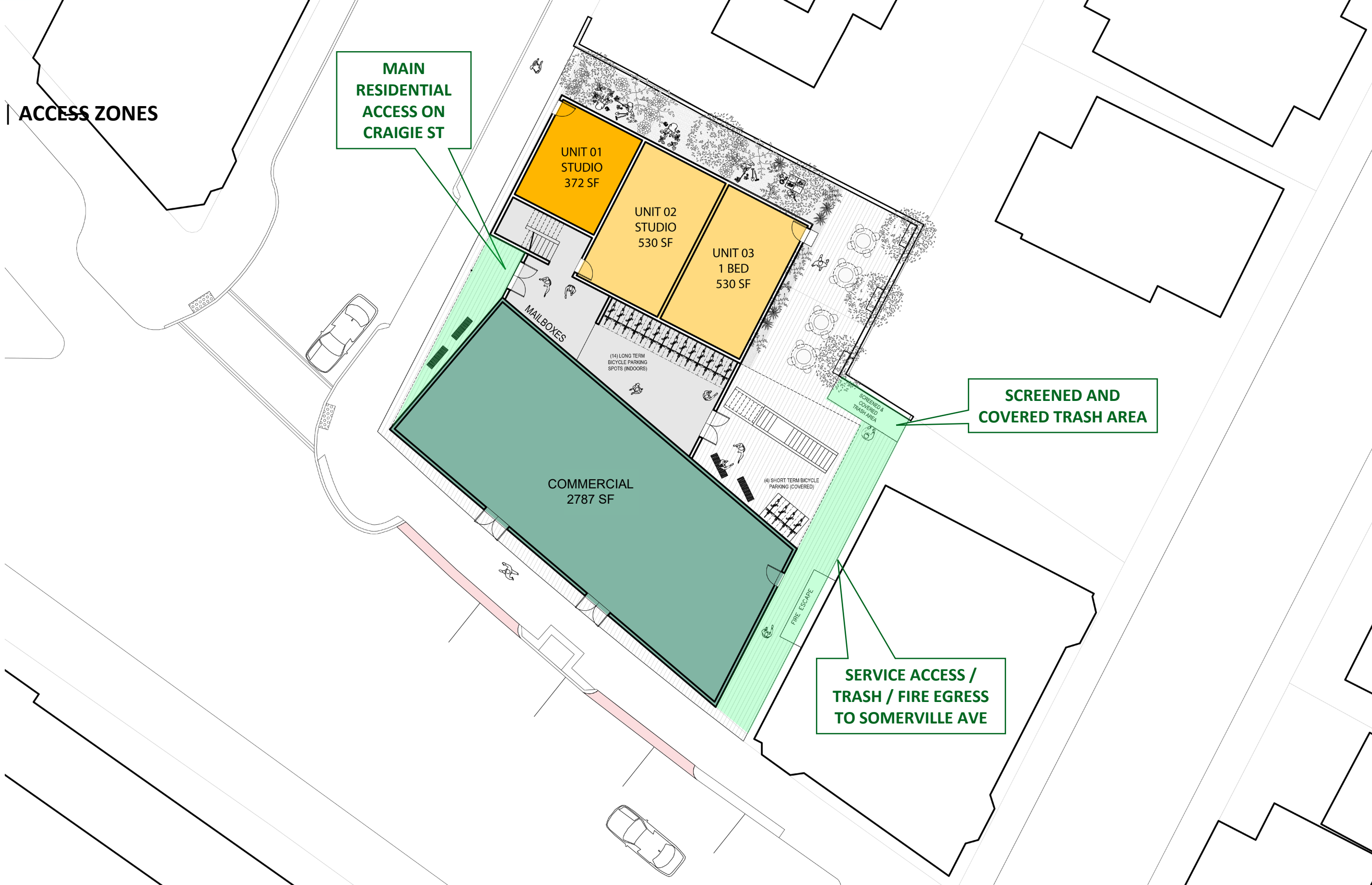
1 BED	5
2 BED	7
STUDIO	2

ADU	2
TIER 1	(1) STUDIO
TIER 2	(1) 1-BED
REMAINDER	0.8



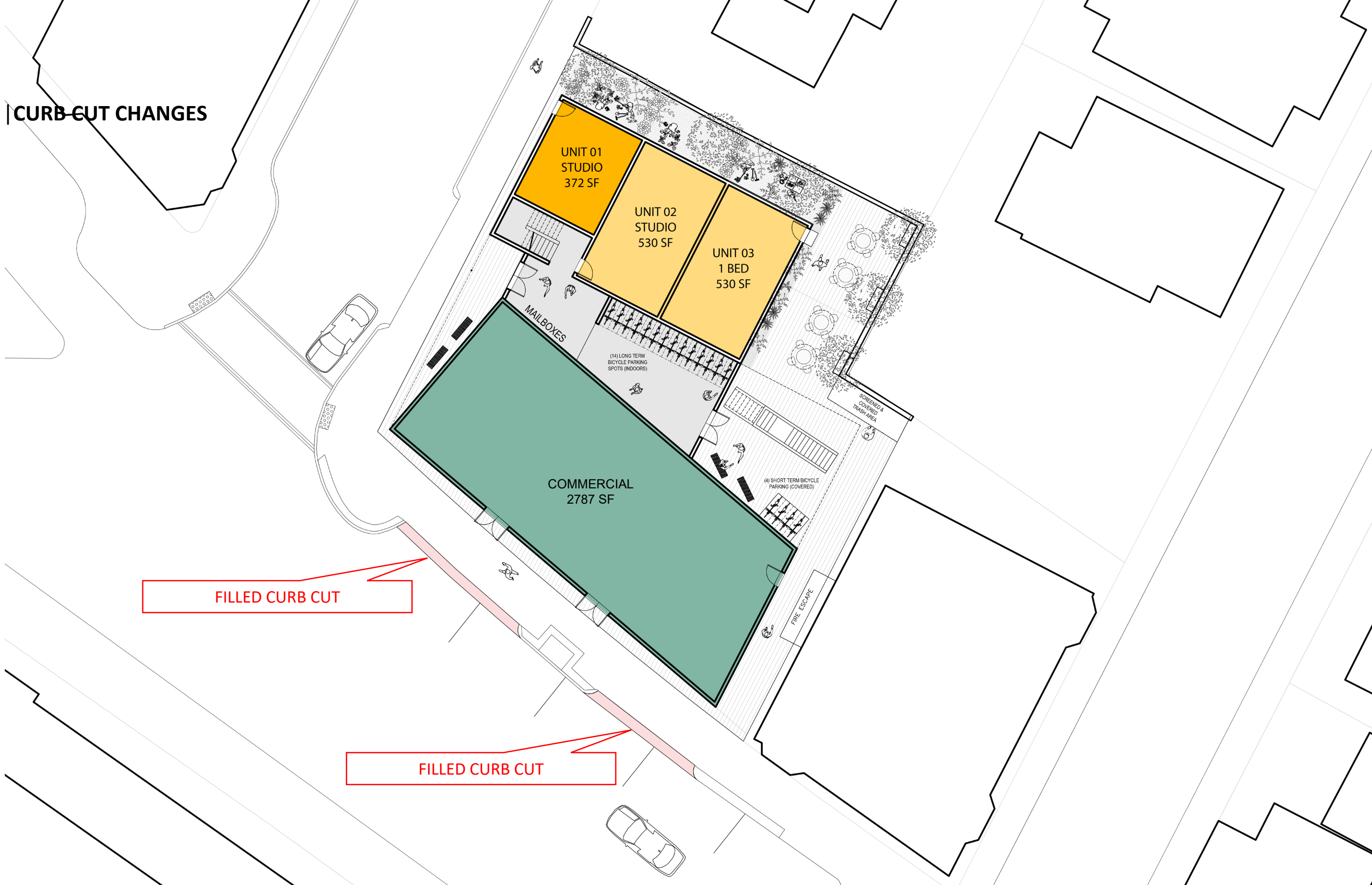
MR3

WALK-UP HOUSING | ACCESS ZONES

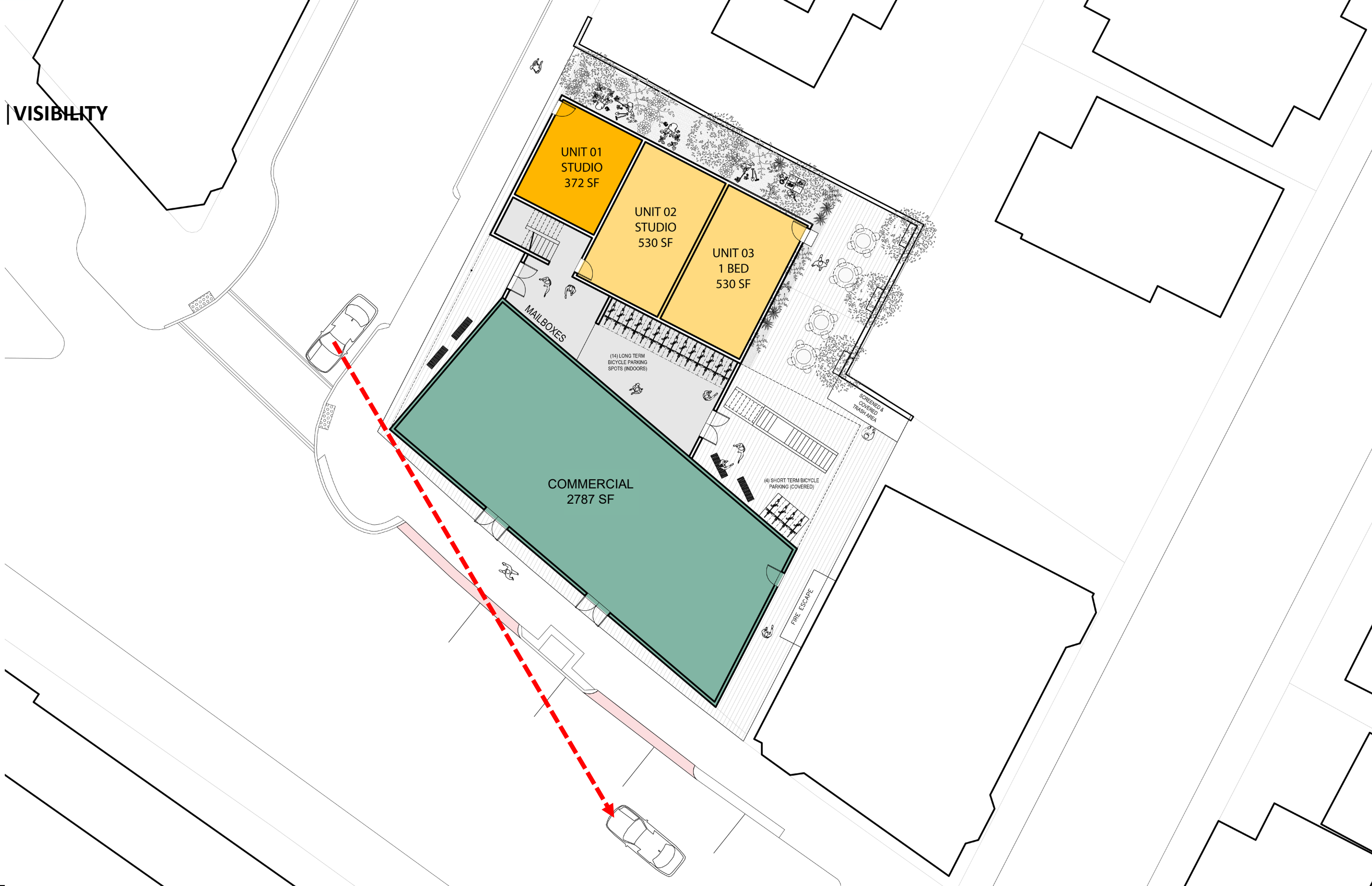


MR3

WALK-UP HOUSING | CURB CUT CHANGES

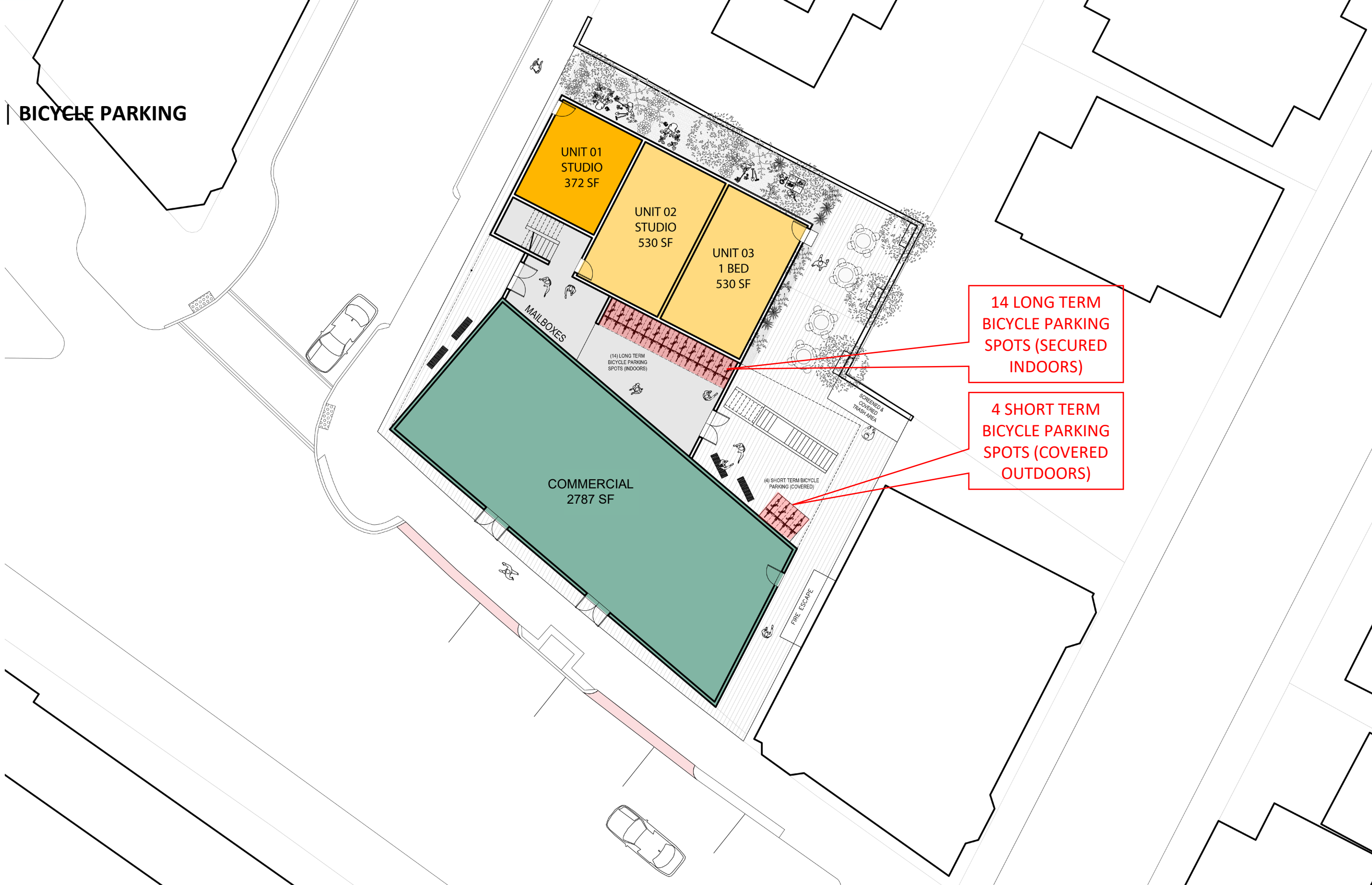


MR3
WALK-UP HOUSING | VISIBILITY



MR3

WALK-UP HOUSING | BICYCLE PARKING

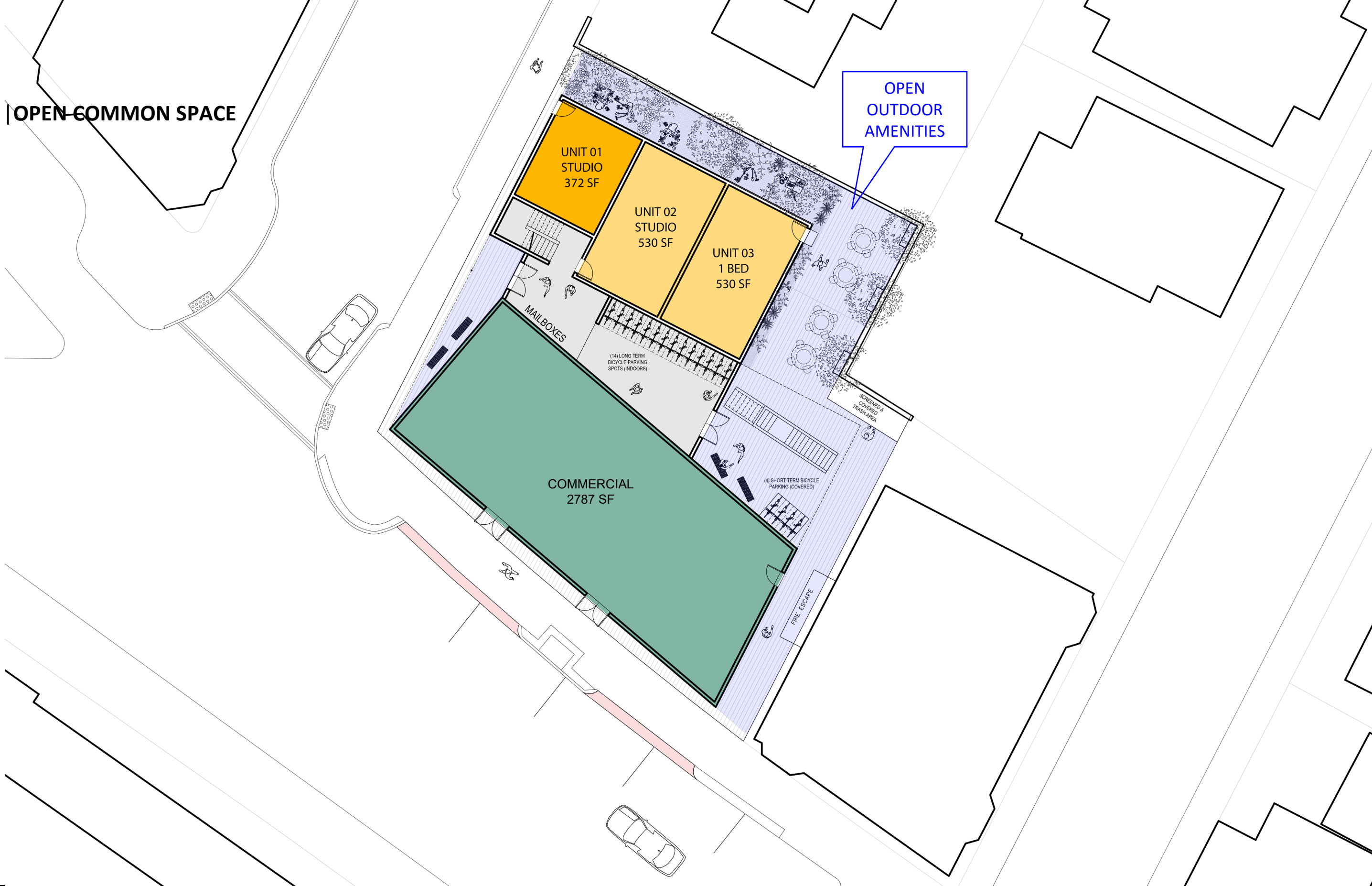


14 LONG TERM
BICYCLE PARKING
SPOTS (SECURED
INDOORS)

4 SHORT TERM
BICYCLE PARKING
SPOTS (COVERED
OUTDOORS)

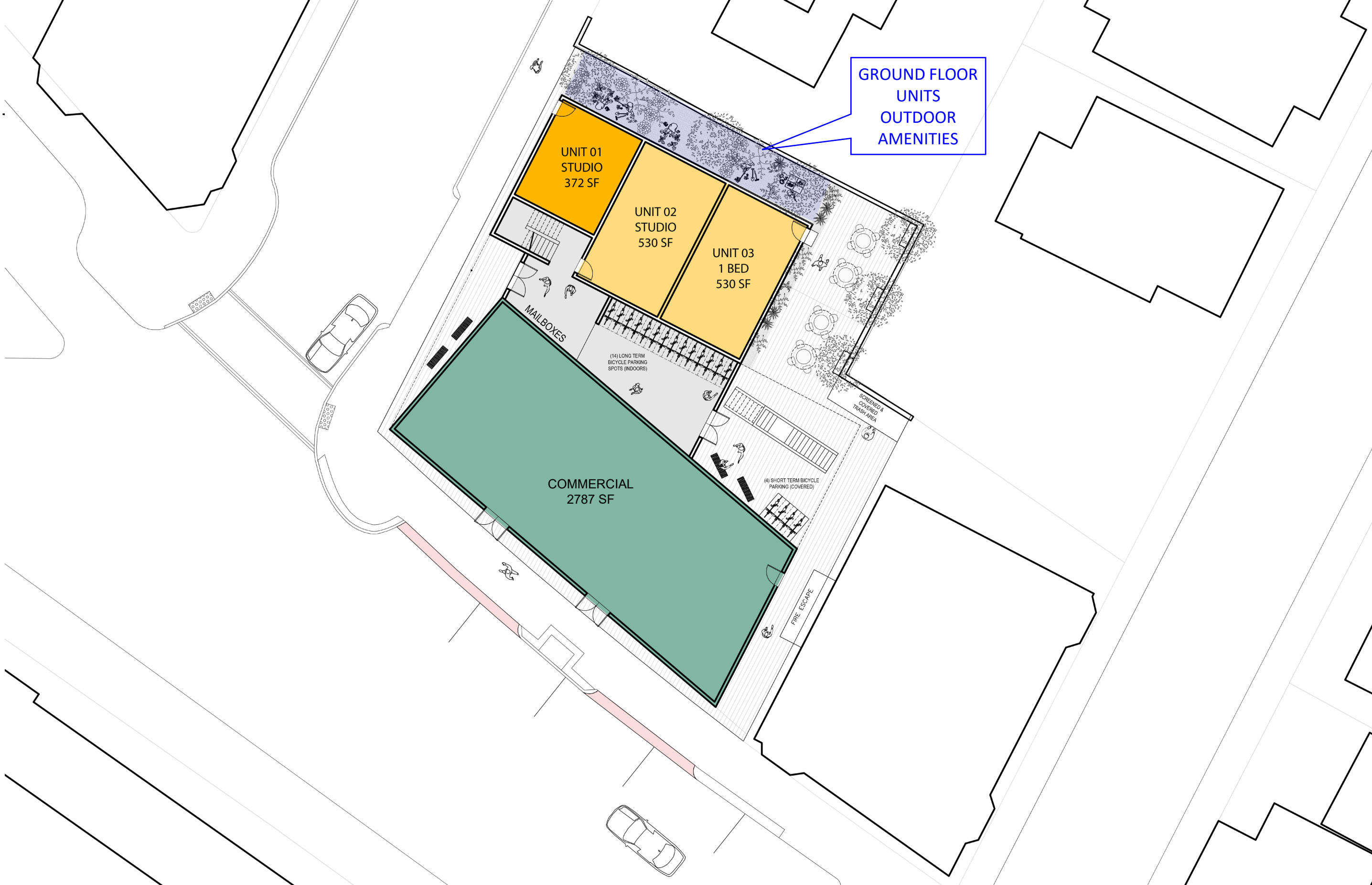
MR3

WALK-UP HOUSING | OPEN COMMON SPACE



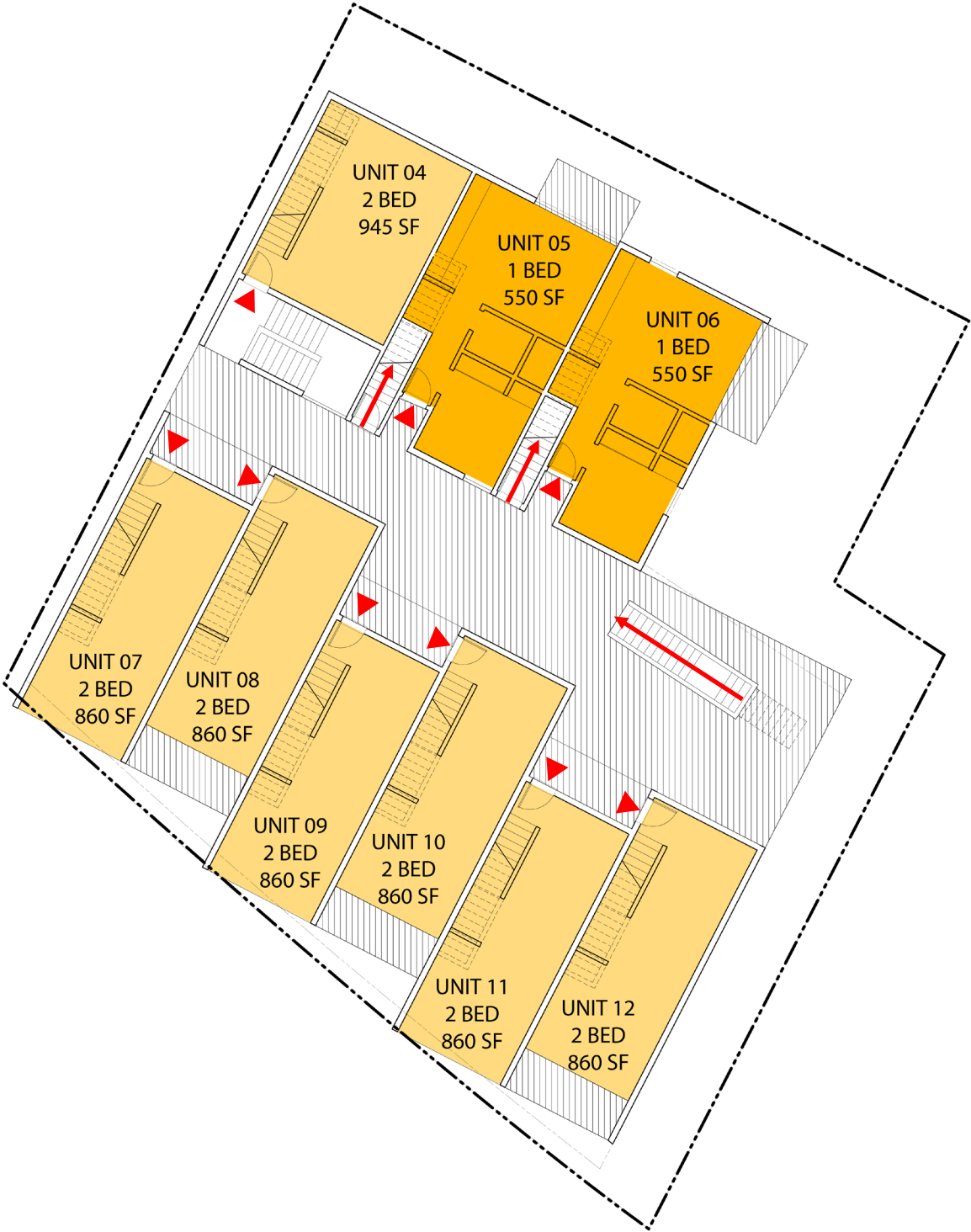
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WALK-UP HOUSING



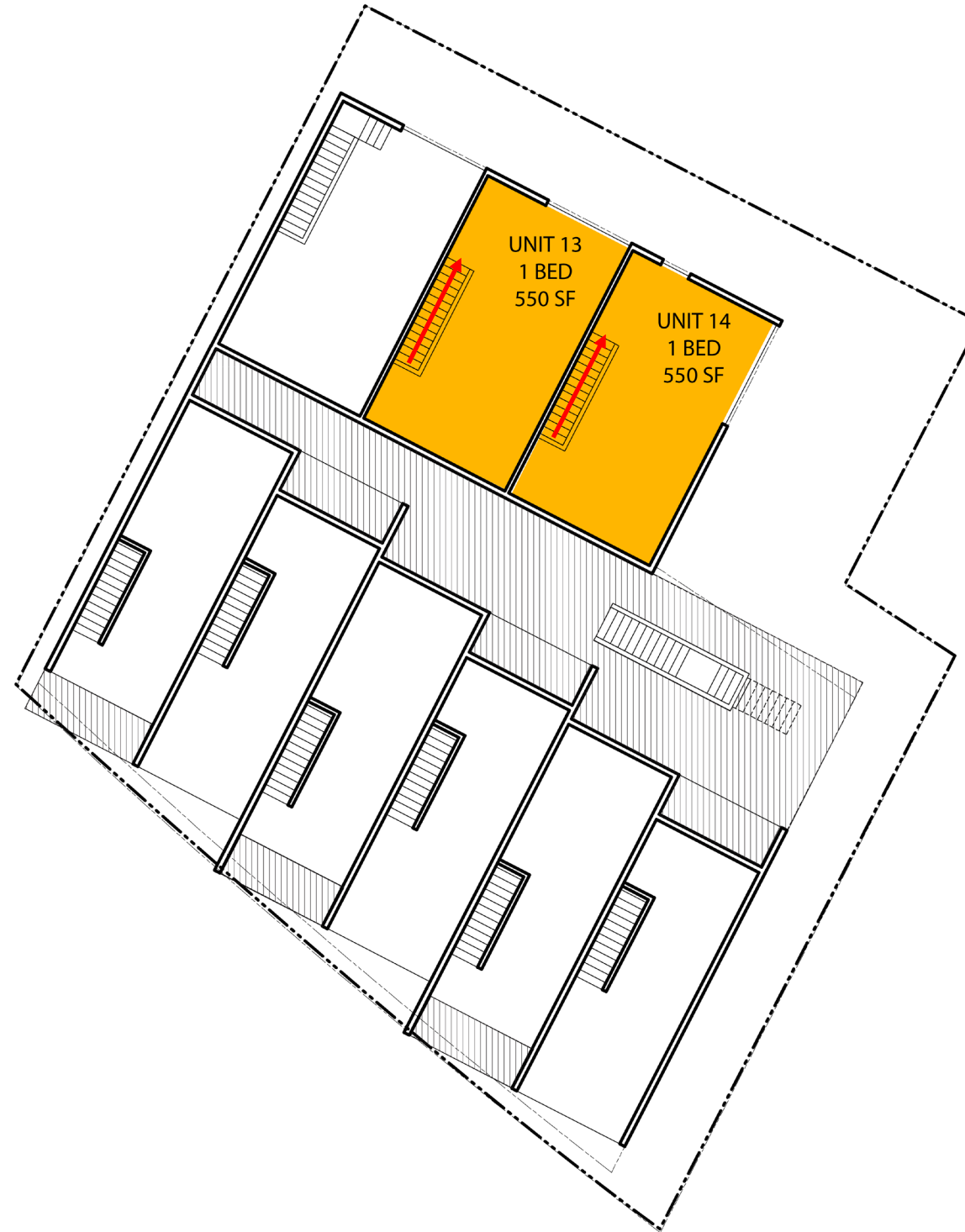
MR3

WALK-UP HOUSING | SECOND FLOOR



MR3

WALK-UP HOUSING



Thank you!

MBLU	Location	Owner Name	Co-Owner Name	Address 1	Address 2	City, State, Zip
37/ A/ 16/ /	709 SOMERVILLE AVE	CUMBERLAND FARMS INC TAX		165 FLANDERS ROAD		WESTBOROUGH, MA 01581
38/ A/ 63/ /	7 DANTE TERR	DANTE CLUB INC		7 DANTE TERR		SOMERVILLE, MA 02143-2305
38/ A/ 71/ /	689 SOMERVILLE AVE	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ A/ 73/ /	691 SOMERVILLE AVE	BOYAGES REILLY GARRIE TRUSTEE	DEAN INVESTMENT TRUST	691 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ A/ 74/ /	4 OAK TERR	BOYAGES REILLY GARRIE	DEAN INVESTMENT TRUST	691 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ F/ 14/ /	28 LOWELL ST	28 LOWELL REALTY LLC		17 BLUEBERRY LANE		LEXINGTON, MA 02420
38/ F/ 22/ /	657 SOMERVILLE AVE	SOMERVILLE COMMUNITY CORP		337 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ G/ 1/ /	3 CRAIGIE ST	VARELIS GEORGE		675 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ G/ 21/ /	669 SOMERVILLE AVE	PARILLA DONALD E & LODIA L TRSTES	PARILLA REALTY TRUST	49A FAIRMONT ST		ARLINGTON, MA 02474
39/ A/ 1/ /	684 SOMERVILLE AVE	NEW YORK CAPITAL INVESTMENT GRO		500 TURNPIKE STREET		CANTON, MA 02021
39/ A/ 2/ /	670 SOMERVILLE AVE	NEW YORK CAPITAL INVESTMENT GRO		500 TURNPIKE STREET		CANTON, MA 02021
39/ A/ 3/ /	664 SOMERVILLE AVE	NEW YORK CAPITAL INVESTMENT GRO		500 TURNPIKE STREET		CANTON, MA 02021
39/ B/ 1/ /	644 SOMERVILLE AVE	WALKER JANET B TRUSTEE	THE WALKER FAMILY REVOCABLE TRU	642 SOMERVILLE AVE		SOMERVILLE, MA 02143
39/ G/ 8/ /	11 MILLER ST	MILLER PARK CORPORATION		PO BOX 66		SOMERVILLE, MA 02143
37/ C/ 18/ /	14 STANFORD TERR	WATSON ROSEMARY TRUSTEE	ROSEMARY WATSON TRUST	14 STANFORD TERR		SOMERVILLE, MA 02143
37/ C/ 19/ /	10 STANFORD TERR	SHEPHERD DAVID W	C/O ROCKMONT MANGEMENT	PO BOX 440433		SOMERVILLE, MA 02144
37/ C/ 20/ /	6 STANFORD TERR	STANFORD LAND LLC		57 REAR CHERRY ST		SOMERVILLE, MA 02144
37/ C/ 27/ /	11 GREENWOOD TERR	JARVIS MARK & JO ELLEN		8 ALDERSGATE WAY		NORTH READING, MA 01864
38/ A/ 3/ /	7 EVERGREEN SQ	BOYAGES REILLY GARRIE TRSTEE	DEAN INVESTMENT TRUST	691 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ A/ 4/ /	11 CRAIGIE TERR	AMITAN KONSTANTIN & NATASHA		82 SHARPE RD.		NEWTON, MA 02459
38/ A/ 66/ /	20 CRAIGIE ST	LANE BRIAN		42 EIGHTH STREET UNIT 3112		BOSTON, MA 02129
38/ A/ 67/ /	0 CRAIGIE ST	22 CRAIGIE STREET LLC	C/O CAROK SORENTI LANE	2 GERSHON WAY		WINCHESTER, MA 01890
38/ A/ 68/ /	7 CRAIGIE TERR	SILVA REALTY 1 LLC		85 EAST INDIA ROW 37B		BOSTON, MA 02110
38/ A/ 69/ /	12 CRAIGIE TERR	SILVA REALTY 1 LLC		85 EAST INDIA ROW 37B		BOSTON, MA 02110
38/ A/ 75/ /	3 ELM ST	REID DEBORAH A TRUSTEE	19A LINDEN AVE REALTY TRUST	P O BOX 440361		SOMERVILLE, MA 02144
38/ F/ 2/ /	7 IBBETSON ST	TRUST ROBERT J JOSEPH REALTY	JOSEPH ROBERT J TRSTE	38 PIERREPONT RD		WINCHESTER, MA 01890
38/ F/ 3/ /	9 IBBETSON ST	JOYCE MATTHEW J & REBECCA		9 IBBETSON ST		SOMERVILLE, MA 02143
38/ F/ 4/ /	15 IBBETSON ST	ZHANG CHUNNA & HARRINGTON DAVID		56 HORSE HILL ST		DUNSTABLE, MA 01827
38/ F/ 5/ /	17 IBBETSON ST	PINO JR ARTHUR J & THOMAS &	PINO WILLIAM & PINO-FEE MARY E	142 WASHINGTON ST		MEDFORD, MA 02155
38/ F/ 6/ /	23 IBBETSON ST	VINCENT JESSE R		PO BOX 441333		SOMERVILLE, MA 02144
38/ F/ 7/ /	25 IBBETSON ST	FERRERA MANUEL P & CHRISTINA		84A LEXINGTON ST		BURLINGTON, MA 02143
38/ F/ 8/ /	31 IBBETSON ST	BUNKER DAVID		25 IBBETSON ST UNIT 1		SOMERVILLE, MA 02143
38/ F/ 19/ /	12 LOWELL ST	MEDeiros JOAO L	MEDeiros ALBERTINA	225 BURLINGTON AVE		WILMINGTON, MA 01887
38/ G/ 2/ /	7 CRAIGIE ST	NARDELLA JOHN & ITALIA FOR LIF	NARDELLA COSMO REM	7 CRAIGIE ST		SOMERVILLE, MA 02144
38/ G/ 3/ /	13 CRAIGIE ST	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ G/ 4/ /	0 CRAIGIE ST	YAU SHING TUNG & YU-YUN KUO		11 MAPLE TERR		BELMONT, MA 02478
38/ G/ 5/ /	19 CRAIGIE ST	CHIU ISAAC		81 GLEN RD		BROOKLINE, MA 02445
38/ G/ 12/ /	34 IBBETSON ST	KUMAR SUSHMA & DHARM V		36 FAIRMOUNT AVENUE		SOMERVILLE, MA 02144
38/ G/ 14/ /	30 IBBETSON ST	ROBERTS MARY T & GEORGE T TRUSTI		174 SANDY POND RD		LINCOLN, MA 01773
38/ G/ 15/ /	26 IBBETSON ST	BUNKER CATHERINE J & DAVID M		26 IBBETSON ST		SOMERVILLE, MA 02143
38/ G/ 16/ /	22 IBBETSON ST	PEREIRA ADAM	PEREIRA FILOMENA	24 IBBETSON ST		SOMERVILLE, MA 02143
39/ A/ 5/ /	658 SOMERVILLE AVE	WALKER JANET B TRUSTEE	WALKER FAMILY RVOCABLE TRUST	658 SOMERVILLE AVE		SOMERVILLE, MA 02143
39/ A/ 6/ /	656 SOMERVILLE AVE	WALKER JANET TRUSTEE	WALKER FAMILY REVOCABLE TRUST	656 SOMERVILLE AVE		SOMERVILLE, MA 02143
39/ A/ 7/ /	652 SOMERVILLE AVE	DI RENZO ROCCO & IOLANDA E		PO BOX 45592		SOMERVILLE, MA 02145
39/ A/ 71A/ /	111 SACRAMENTO ST	BUTLER MARGARET J		111 SACRAMENTO ST		SOMERVILLE, MA 02144
39/ G/ 1/ /	17 STANFORD TERR	LUANEY SHOOV MAXWELL S	CASTILLO EDWARD JOSE	15-17 STANFORD TERR		SOMERVILLE, MA 02143
39/ G/ 2/ /	11 STANFORD TERR	BOUZELMAT LAURENT & SPINETTA MAI		9 STANFORD TERRACE #1		SOMERVILLE, MA 02143
39/ G/ 3/ /	7 STANFORD TERR	NOONAN NICOLE M		60 WEST 57TH ST APT 20F		NEW YORK, NY 10019
39/ G/ 6/ 33/ /	33 MILLER ST	CHENG MEI CHIN & TANYA		33 MILLER ST		SOMERVILLE, MA 02143
39/ G/ 6/ 35/ /	35 MILLER ST	HUANG SAM YONGQIANG		15 ASPINWALL AVE #2		BROOKLINE, MA 02446
39/ G/ 7/ 23/ /	23 MILLER ST	GORANITIS IRENE & JACKSON ALEX		23 MILLER ST		SOMERVILLE, MA 02144
39/ G/ 7/ 25/ /	25 MILLER ST	CAO GONG-JIE & YANG JIAN-QING		25 MILLER ST		SOMERVILLE, MA 02144
39/ G/ 12/ /	31 MILLER ST	YUAN SHOUYU	ZHU XINHUA	31 MILLER ST		SOMERVILLE, MA 02144
39/ G/ 13/ 27/ /	27 MILLER ST	GUAN JENNY BAO & WEI GUANG		86 LIBBY AVENUE		READING, MA 01867
39/ G/ 13/ 29/ /	29 MILLER ST	NOBRE-HILTON SYLVIA D		11 WOODBURY LN		N DARTMOUTH, MA 02747
39/ H/ 1/ /	24 MILLER ST	HOLMES ALEXANDRA E & MAULL NANC		24 MILLER STREET		SOMERVILLE, MA 02143
38/ E/ 1/ /	651 SOMERVILLE AVE	CITY OF SOMERVILLE	FIRE STATION	93 HIGHLAND AVE		SOMERVILLE, MA 02143
38/ A/ 70/ /	8 CRAIGIE ST	8-14 CRAIGIE ST LLC		PO BOX 390128		CAMBRIDGE, MA 02139
37/ C/ 7/ /	000R BEACON ST	MBTA	C/O MARK DOYLE R E DIRECTOR	10 PARK PLAZA SUITE 5720		BOSTON, MA 02116
39/ A/ 4/ 1/ /	660 SOMERVILLE AVE	BROEKMAN MAARTEN J	NGUYEN VO BROEKMAN FRANCESCA	660 SOMERVILLE AVE #1		SOMERVILLE, MA 02143
39/ A/ 4/ 2/ /	660 SOMERVILLE AVE	GUTHERY JEFF		48 LOVEGRASS LANE		SUNSET VALLEY, TX 78745
39/ A/ 4/ 3/ /	660 SOMERVILLE AVE	FRIED BRIAN		660 SOMERVILLE AVE		SOMERVILLE, MA 02144
38/ G/ 19/ 1/ /	12 IBBETSON ST	SCHUMACHER RYAN		12 IBBETSON ST		SOMERVILLE, MA 02143
38/ G/ 19/ 2/ /	10 IBBETSON ST	BEDFORD LISA A		10 IBBETSON ST		SOMERVILLE, MA 02143
38/ G/ 19/ 3/ /	10 IBBETSON ST	MITRA DAVEASHISH K		10 IBBETSON ST		SOMERVILLE, MA 02143
38/ G/ 18/ 1/ /	14 IBBETSON ST	BOYER NICOLAS & MINGUENEAU MICH		48A TRULL ST		SOMERVILLE, MA 02145
38/ G/ 18/ 2/ /	14 IBBETSON ST	BOUTAUD JEROME		14 IBBETSON ST #2		SOMERVILLE, MA 02144
38/ G/ 18/ 3/ /	14 IBBETSON ST	LECH GARRETT		14 IBBETSON ST UNIT 3		SOMERVILLE, MA 02143
38/ F/ 1/ 665A/ /	665A SOMERVILLE AVE	YU JESSICA		665A SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ F/ 1/ 665B/ /	665B SOMERVILLE AVE	LENICHECK JASON		665B SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ F/ 1/ 667/ /	667 SOMERVILLE AVE	THE ROSSMORE LLC		10 OVERLOOK RIDGE DRIVE #330		MALDEN, MA 02148
38/ G/ 7/ 1/ /	23 CRAIGIE ST #1	DULGARIAN ROBERT & MARANCI CHRIS		23 CRAIGIE ST #1		SOMERVILLE, MA 02143
38/ G/ 7/ 2/ /	23 CRAIGIE ST #2	PEMBERTON ROBERT E JR & GOTTLUEE		23 CRAIGIE ST #2		SOMERVILLE, MA 02143
38/ E/ 2/ 21-1/ /	21 LOWELL ST #1	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ E/ 2/ 21-2/ /	21 LOWELL ST #2	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ E/ 2/ 23-1/ /	23 LOWELL ST #1	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ E/ 2/ 23-2/ /	23 LOWELL ST #2	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ F/ 16/ 1/ /	24 LOWELL ST #1	BURBANO MARIA	BRYANT JEFFREY BENJAMIN	24 LOWELL ST UNIT 1		SOMERVILLE, MA 02143
38/ F/ 16/ 2/ /	22 LOWELL ST #2	ONEIL EDWARD J & HEATHER B		22 LOWELL ST 2		SOMERVILLE, MA 02143
38/ F/ 16/ 3/ /	22 LOWELL ST #3	HOVAN DELPHINE		22 LOWELL ST #3		SOMERVILLE, MA 02143
38/ F/ 16/ A/ /	22-24 LOWELL ST #A	EISERT ROBYN J		18 LOWELL ST		SOMERVILLE, MA 02143
38/ F/ 20/ 1/ /	10 LOWELL ST #1	JOSEPHSON LAURIE		10 LOWELL ST UNIT 1		SOMERVILLE, MA 02143
38/ F/ 20/ 2/ /	10 LOWELL ST #2	LI LI & FANG WENWEN		10 LOWELL ST #2		SOMERVILLE, MA 02143
38/ G/ 6/ 1/ /	21 CRAIGIE ST	ERIE STREET PROPERTIES LLC		8 WESTWOOD RD		SOMERVILLE, MA 02143
38/ G/ 6/ 2/ /	21 CRAIGIE ST	ERIE STREET PROPERTIES LLC		8 WESTWOOD ROAD		SOMERVILLE, MA 02143
38/ G/ 6/ 3/ /	21 CRAIGIE ST	ERIE STREET PROPERTIES LLC		8 WESTWOOD ROAD		SOMERVILLE, MA 02143
38/ F/ 18/ 16/ /	16 LOWELL ST #16	DAVIS CHRISTOPHER T & ZENDZIAN SC		16 LOWELL ST 16		SOMERVILLE, MA 02143
38/ F/ 18/ 18/ /	18 LOWELL ST #18	EISERT ROBYN J		18 LOWELL ST 18		SOMERVILLE, MA 02143

SECOND NEIGHBORHOOD MEETING REPORT

Property: 3 Craigie Street and 675 Somerville Avenue
Applicant: 675 Somerville, LLC
Owner: 675 Somerville, LLC
Agent: Adam Dash, Esq.
Zoning District: Mid-Rise 3 (“MR3”)
In the ½ mile Transit Area
Not in a Pedestrian Street District

Neighborhood Meeting Date: December 16, 2024

This is the second required Neighborhood Meeting Report which is part of the zoning application process regarding the above-referenced property.

The December 16, 2024 neighborhood meeting was held via remote participation, beginning at 6:33 pm and was recorded by Adam Dash, Esq., attorney for the Applicant/Owner.

The slides used at the meeting are filed herewith.

Flyers were mailed on November 29, 2024 to the abutter owners of the properties as stated on the abutter’s lists filed herewith. Flyers were also hand delivered to said properties and posted at the 3 Craigie Street and 675 Somerville Avenue property on December 2, 2024.

Attendees:

Ben Ewen-Campen Ward 3 City Councilor
Alexander Varelis from Applicant/Owner
Adam Dash, Esq., attorney for Applicant/Owner
Silvia Illia-Sheldahl, architect for Applicant/Owner
Paxton Sheldahl, architect for Applicant/Owner
Kate Kennen, landscape architect for Applicant/Owner
Madison Anthony, PP&Z Staff
Ken Leitner, Esq.
Derek DuPont
Nicole O’Neill
Alexander Macheras
Cosmo
Lisa Bedford
David Keyworth
Kalon Overholt
Zane Whitney
Mark Chase

Councilor Ewen-Campen welcomed everyone, introduced himself, said that the meeting was being recorded, and stated the purpose of the meeting before handing the floor over to Attorney Dash.

Attorney Dash went through the project details for a mixed-use, three-story building, the property zoning designation, the process to date, the process going forward, and the relief sought.

Silvia Illia-Sheldahl and Kate Kennen went through the site and floor plans, the elevations, the landscape plans, the responses to comments from Councilor Ewen-Campen, the public and the Urban Design Commission, and the project details.

Attorney Dash then explained how the public could either speak or type questions or comments using the chat function.

Public Comment can be summarized as follows:

A resident stated that they would love to see the project built. The one concern was whether constructing the project would take a long time as was the case for a project down the street. Attorney Dash said that they could not speak to that other project. Mr. Sheldahl said that they would like to move construction along.

Councilor Ewen-Campen said he had heard from people that visibility at the corner is important and he is glad to see that it has been addressed. He asked whether the transformer location may change. Mr. Sheldahl said that they have reached out to Eversource, have a case manager, and have confirmation of the site and preliminary transformer location, but that it is not carved in stone. He said that any change in transformer location would have to go back to the Urban Design Commission.

A resident said that they like the project, but wished it was taller and had more units. Attorney Dash explained that the property is in the MR3 zone and that the height will comply with the requirements of the MR3 zone.

A person asked if there would be berries on the plants, as they could attract rats. Ms. Kennen said that some have berries to attract pollinators, but that she could look at it again. She said they omitted ground cover to eliminate rat nesting areas.

Attorney Ken Leitner, who represents the owners of the apartment building next door at 671 Somerville Avenue, said that his clients object to the project because the gathering area, paved asphalt area, trash room, snow storage, traffic and lights are all on the side up against his clients' property. He had sent the development team a plan earlier in the day showing the trash room on the Craigie Street side of the property as an alternative. He said that their objection was not about the proposed massing or the materials. Ms. Kennen said that the views from the abutter would be vastly improved by the project, that the pavers would be high-end materials and not asphalt, that there would be plantings on their side of the building, including planters on upper floors, and that there would be no vehicles in the space between the building and this abutter.

There would not be a curb cut there, and the barrels would be rolled out for pick up. There would not be a dumpster or trash truck on the property. The trash areas would be covered.

Attorney Leitner's client asked if there would be delivery vehicles parked on the street and said that it was a high-traffic area. She said that she would like delivery times to be set. Mr. Sheldahl said that the existing curb cuts would be closed and the applicant would like for some of that new space on the street to be a loading zone, but that would be up to the City.

Attorney Leitner's client said that all of the plants are for the project only, and that they did not want more noise. She said that vehicles between the buildings would block their fire escape. Mr. Varelis explained that no vehicles could enter the space between the buildings because there would be no curb cut, there would be no space for a vehicle to turn around, and the fire escape egress would be maintained.

A resident said that they were excited by the project, that it was good for the neighborhood, and that eliminating the curb cuts was good. They suggested changing the alignment of the sidewalk to slow down cars turning onto Craigie Street. Attorney Dash explained that the applicant does not control the sidewalk.

The daughter of Attorney Leitner's client asked who would bring out the trash barrels, how long they would be left out, and where they would be placed? Mr. Sheldahl said that the barrels would be placed on Somerville Avenue in front of the building and that moving them would be up to the property management. Mr. Varelis said that the owner would be managing the property.

A resident said that the project looks great.

Seeing no further comments or questions, Councilor Ewen-Campen thanked everyone for attending and closed the meeting.

The meeting was adjourned at 7:24 pm.

3 Craigie Street / 675 Somerville Ave

Mixed-Use Walk Up Housing

12/16/2024 Neighborhood Meeting #2

Current use



Project Narrative

The proposed development at 3 Craigie St. / 675 Somerville Avenue is a local owner-developed 3-story, **all electrical**, mixed-use **general building** featuring commercial space on the ground floor, with rental housing units on the ground (ADA) and upper floors. Situated within the **MR3 zoning district**, the project adheres to all criteria specified in the Somerville Zoning Ordinance.

The development includes 14 rental units, contributing to Somerville's housing stock. The project will offer **seven 2-bedroom units and five 1-bedroom units, and two studios with two of these units (one 1-bedroom and one studio)** designated as affordable according to the Somerville Zoning Ordinance. Residential use is being requested through a Special Permit. Located within the half-mile Transit Area Map, the project proposes no parking, by right.

Sustainability Narrative

The project will not have any motor vehicle parking, such that it will not add to traffic and will not promote adding fossil-fuel burning vehicles to the City. This also allows the existing curb cuts to be filled in for increased pedestrian safety.

The project will comply with the Green Score requirements.

The project will remove the current motor vehicle use on the site.

The orientation of the building openings will allow for more natural cross-ventilation of the units.

The project will pursue a HERS Certification (for projects under 12,000 sf of residential) to meet the standards of the Specialized Energy Code.

The project promotes the goals of the Somerville Pollinator Action Plan with pollinator safe planting.

THE SITE

MBTA

**83
BUS**

**87
BUS**

SITE



Corner of Somerville Ave. and Craigie St



Side of Lot abutting 669 Somerville Ave



Back of Lot abutting 1 Craigie St.



Micro Context North



Micro Context East



Micro Context South

This aerial view shows a neighborhood in Somerville, MA. A red dashed box highlights a building at the intersection of Somerville Ave and Ibbetson St, labeled 'Aris Auto Auto repair shop'. Other buildings are labeled with numbers like 657, 659, 665, 665A, 665B, 670, 671, 675, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22-24, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Micro Context West



LEGAL AND REGULATORY FRAMEWORK

1. CLIENT INFORMATION

Client Name: 675 Somerville Ave LLC
Mailing Address: 675 Somerville Ave
City, State, Zip: Somerville, MA 02143
Email: alex@alexandervarelis.com

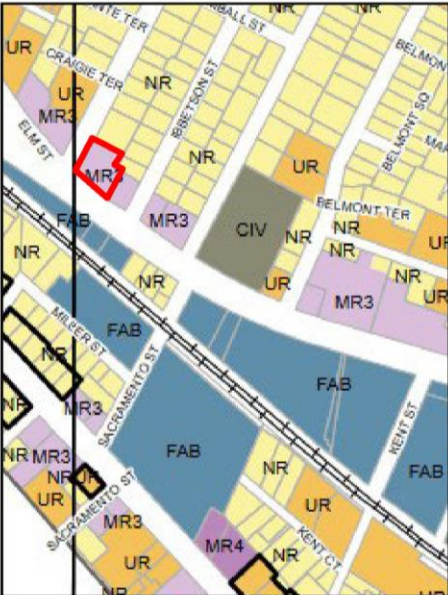
2. PROJECT INFORMATION

Project Name:
Project Number:
Project Address:
City, State, Zip:
Type of Construction:
Authorizing Town / City:
Zone District:
Tax Designation Section:

Mixed Use Housing
24.01
3 Craigie Street
Somerville, MA 02143
Type VB
Somerville
MR3
38

Sheet: 14
Block: G
Lot: 1

3. ZONING MAPS



ZONING DESIGNATION:MR3

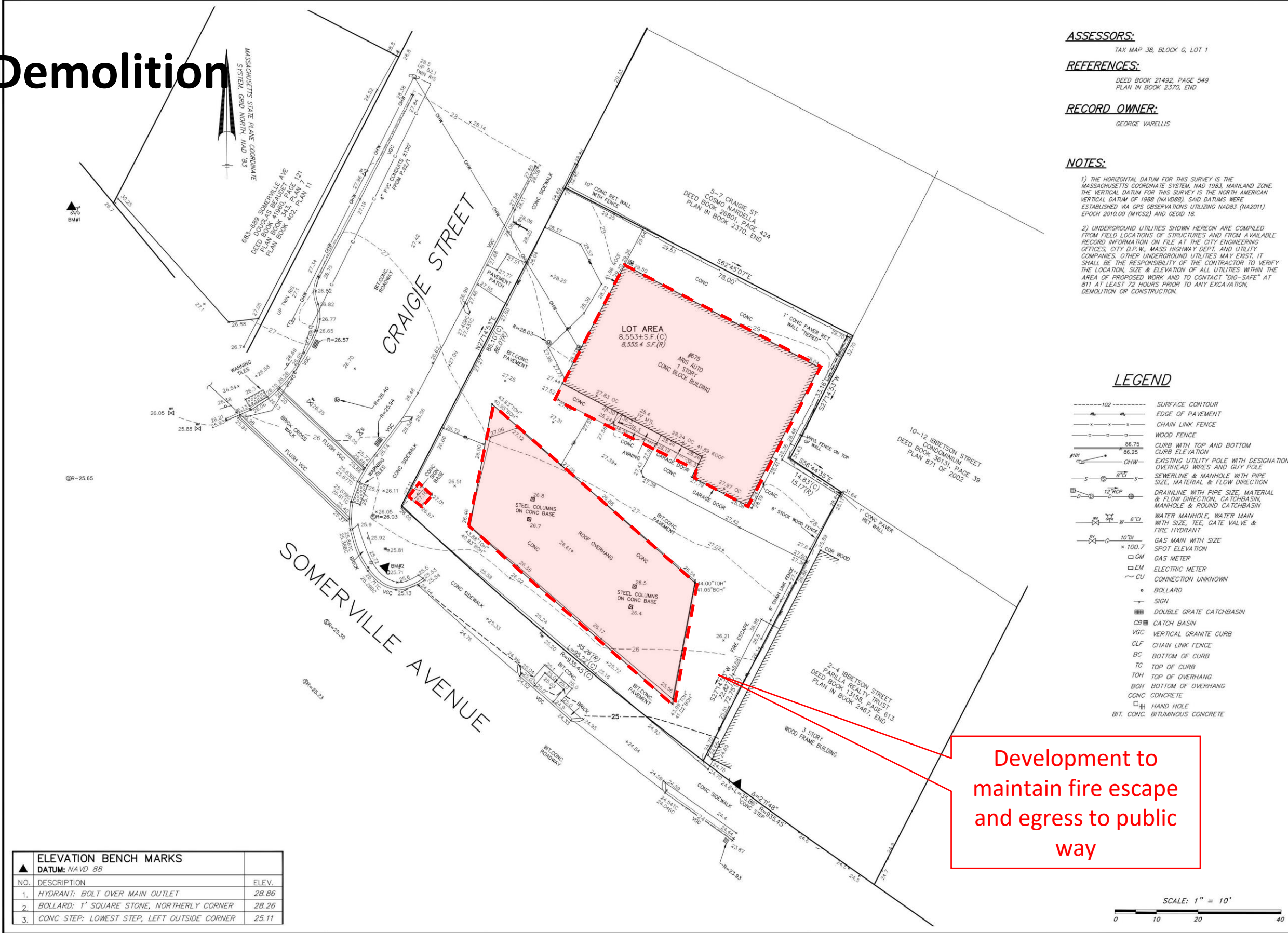


HALF-MILE TRANSIT AREA MAP

4. ZONING REQUIREMENTS

GENERAL BUILDING	MIN/MAX	MR3	PROPOSED	METRIC
Lot Dimensions				
Lot Width	MIN	30	85'	FT
Lot Development				
Lot Coverage	MAX	90	64	%
Green Score	MIN / IDEAL	0.25/0.30	0.256	
Open Space	MIN	15	36	%
Building Setbacks				
Curb Setback	MIN	12	COMPLIES	FT
Primary Front Setback	MIN/MAX	2/12	2	FT
Secondary Front Setback	MIN/MAX	2/12	2	FT
Side Setback	MIN	0(MR3)/10(NR)	8(MR3)/10(NR)	FT
Rear Setback	MIN	10/20(NR)	20 (NR)	FT
Parking Setbacks				
Primary Front Setback	MIN	30	N/A	FT
Secondary Front Setback	MIN	10	N/A	FT
Main Massing				
Building Width	MAX	200	P:85/ S:75	FT
Façade Build Out	MIN			%
Primary Front	MIN	80	COMPLIES	%
Secondary Front	MIN	65	COMPLIES	%
Floor Plate	MAX	15,000	COMPLIES	SF
Ground Story Elevation	MIN	14	14	FT
Story Height	MIN	10	11- 7 /1/2"	
Number of Stories	MIN/MAX	2/3	3	
Building Height	MAX	40	40	FT
Roof Type		FLAT	FLAT	
Façade Composition				
Ground Story Fenestration				
Primary facade	MIN	70	COMPLIES	%
Secondary facade	MIN/MAX	15/70	COMPLIES	%
Upper Story Fenestration	MIN/MAX	15/50	COMPLIES	%
Blank Wall	MAX	20	COMPLIES	FT
Use & Occupancy				
Ground Story Entrance Spacing	MAX	30	COMPLIES	FT
Commercial Space Depth	MIN	30	COMPLIES	FT
Density Factor	MIN	1,125	1,125 / 14 UNITS	
Net Zero Ready Building		850	N/A	
Outdoor Amenity Space	MIN	1/DU	COMPLIES	
Roof Mounted Mechanical				
Mech. Equip,Screening, Penthouse Height		10	COMPLIES	FT
Required ADUs	MIN	20	2.8	%
Linkage				
Development <15,000 SF				
Affordable Housing linkage		-	EXEMPT	\$/SF
Employment Linkage		2.46	EXEMPT	\$/SF

Proposed Demolition



ASSESSORS:
TAX MAP 38, BLOCK G, LOT 1

REFERENCES:
DEED BOOK 21492, PAGE 549
PLAN IN BOOK 2370, END

RECORD OWNER:
GEORGE VARELLIS

NOTES:

1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.

2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

- LEGEND**
- 102 SURFACE CONTOUR
 - EDGE OF PAVEMENT
 - CHAIN LINK FENCE
 - WOOD FENCE
 - 86.75 CURB WITH TOP AND BOTTOM CURB ELEVATION
 - 86.25
 - OHW EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
 - 8" S SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
 - 12" RCP DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
 - 6" CI WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
 - 10" G GAS MAIN WITH SIZE
 - 100.7 SPOT ELEVATION
 - GM GAS METER
 - EM ELECTRIC METER
 - CU CONNECTION UNKNOWN
 - BOLLARD
 - SIGN
 - DOUBLE GRATE CATCHBASIN
 - CB CATCH BASIN
 - VGC VERTICAL GRANITE CURB
 - CLF CHAIN LINK FENCE
 - BC BOTTOM OF CURB
 - TC TOP OF CURB
 - TOH TOP OF OVERHANG
 - BOH BOTTOM OF OVERHANG
 - CONC CONCRETE
 - HH HAND HOLE
 - BIT. CONC. BITUMINOUS CONCRETE

ELEVATION BENCH MARKS		
DATUM: NAVD 88		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT: BOLT OVER MAIN OUTLET	28.86
2.	BOLLARD: 1" SQUARE STONE, NORTHERLY CORNER	28.26
3.	CONC STEP: LOWEST STEP, LEFT OUTSIDE CORNER	25.11

675
SOMERVILLE
AVE

Somerville, Massachusetts

PREPARED FOR:

ARIS AUTO
INC

675 Somerville Avenue
Somerville, Massachusetts 02143

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

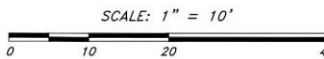
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

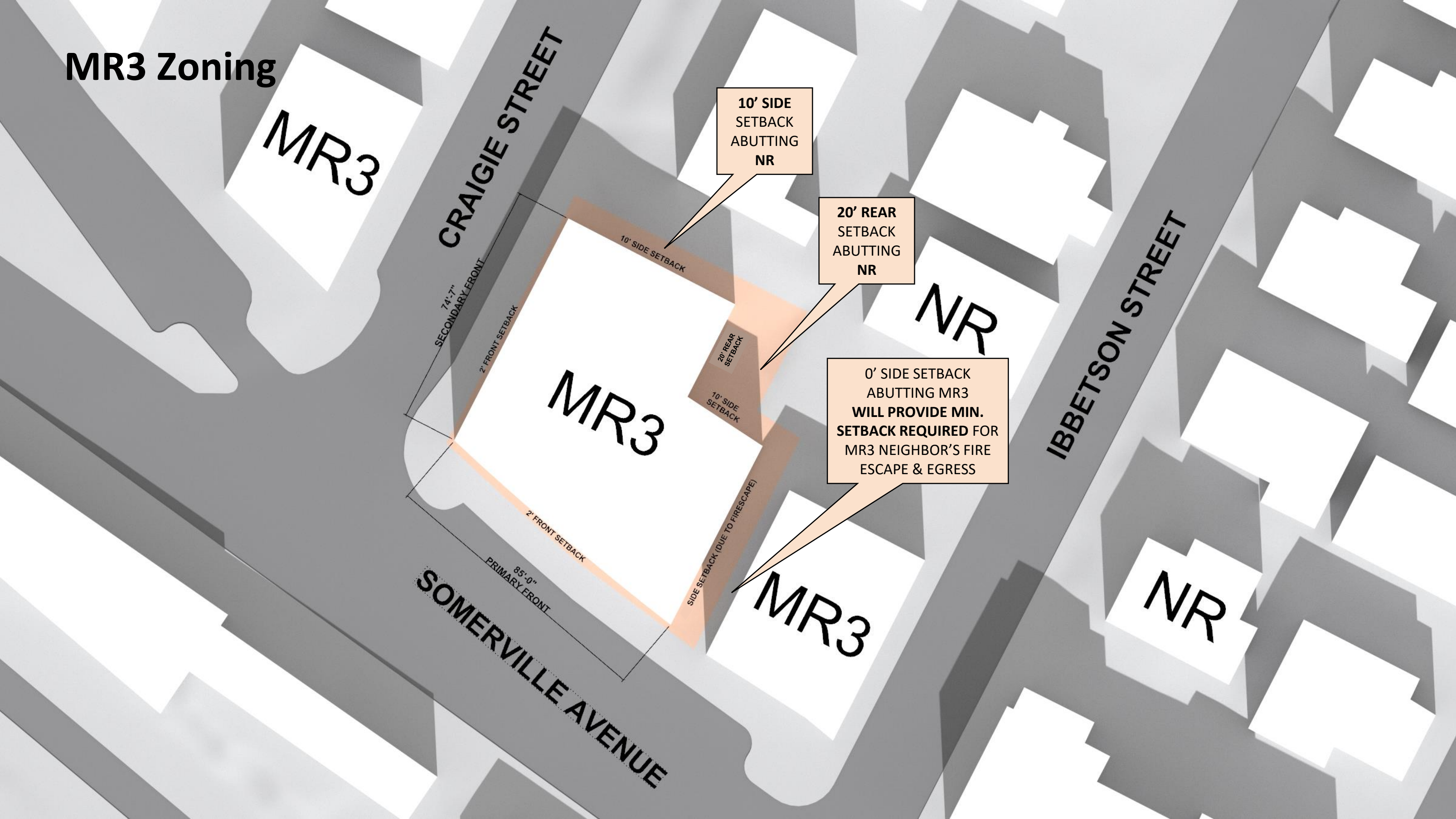
NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	08/11/2023	DRAWN BY:	NDL		
SCALE:	1"=10'	CHECK BY:	JMS		

EXISTING CONDITIONS
PLAN OF LAND
IN
SOMERVILLE, MA

PLOT DATE: Aug 11, 2023 5:08 pm Path: F:\Qd4 3D Projects\27144 Aris Auto - Somerville\Surv\DWG\	
DWG: 27144 SV.dwg	
LAYOUT: EC	
SHEET: 1 OF 1	
PROJECT NO.:	27144



MR3 Zoning



MR3

CRAIGIE STREET

74'-7"
SECONDARY FRONT

2' FRONT SETBACK

MR3

10' SIDE SETBACK

10' SIDE
SETBACK
ABUTTING
NR

20' REAR
SETBACK
ABUTTING
NR

NR

IBBETSON STREET

0' SIDE SETBACK
ABUTTING MR3
WILL PROVIDE MIN.
SETBACK REQUIRED FOR
MR3 NEIGHBOR'S FIRE
ESCAPE & EGRESS

2' FRONT SETBACK

85'-0"
PRIMARY FRONT

SOMERVILLE AVENUE

SIDE SETBACK (DUE TO FIRE ESCAPE)

MR3

NR

PLANS

MR3

WALK-UP HOUSING – DUPLEXES + FLATS TYPOLOGY

- BY RIGHT, **SUBJECT TO SPECIAL PERMIT AND SITE PLAN APPROVAL**
- NO UNIT PARKING – TRANSIT AREA
- COMMERCIAL SPACE ON SOMERVILLE AVE
- CROSS VENTILATION, BETTER LIVING / UNITS
- NO ELEVATOR REQUIRED
- STANDARDIZED UNITS

<u>GSF</u>	14,628
COMMERCIAL	2,744 GSF
RESIDENTIAL	9,810 NSF
 <u>DENSITY:</u>	 14
STANDARD (1/1,125)	14 (13.02)
 <u>EFFICIENCY:</u>	 83.2%
 <u>UNITS TOTAL:</u>	 14
 1 BED	5
2 BED	7
STUDIO	2
 ADU	 2
TIER 1	(1) STUDIO
TIER 2	(1) 1-BED
REMAINDER	0.8



Neighborhood Meeting #1 _Comment Summary

- A resident said that this was a fantastic project and was excited to see more needed housing and an active ground floor use, and liked that there was no parking being provided. The resident asked about the project timeline. Attorney Dash and Ms. Illia-Sheldahl stated that it would likely be about 1.5 to 2 years.
- The owner of the car wash across Somerville Avenue said that he was supportive of the project but was concerned about residents in the new building complaining about having a 24 hour car wash across the street. Councilor Ewen-Campen asked whether the units could be sound proofed in some way, such as by using special windows. Attorney Dash said that the development team would look into the matter.
- Several residents raised a concern about parking because there was not a lot of parking on the street nearby. Attorney Dash explained that, other than the affordable units, the project's residents would be unable to obtain on-street parking permits so they would not impact available parking in the neighborhood. There would also be no off-street parking provided at the property.
- A direct abutter said they were excited and happy for the project and glad that it was not taller.
- Several residents asked what type of commercial use would go into the first floor space. Attorney Dash said that the type of commercial use was not yet known and that it would depend on the market at the time the space is ready.
- Councilor Ewen-Campen asked why there was no elevator and whether that complied with the accessibility requirements. Ms. Illia-Sheldahl explained that the project was code compliant with ground floor accessible units.
- Councilor Ewen-Campen asked whether there would be any fossil-fuel hookups in the project. Ms. Illia-Sheldahl said that she was not sure, but that the building would likely be all electric. Councilor Ewen-Campen said that he would like to see it be all electric.
- An abutter expressed concern about the new building blocking the view from his deck and shadowing his garden. The abutter also asked whether the units would be rentals or condominium units. Attorney Dash said the units would be rentals.
- An abutter asked questions about the environmental status of the property, how rodent, noise and dust issues during demolition would be handled, and how garbage would be handled, and expressed concerns for the structure of the adjacent building during demolition. Attorney Dash stated that the demolition permit process requires rodent and dust controls, and that the structures being demolished were rather small. Ms. Illia-Sheldahl showed the location of the trash enclosure on the plans.
- Mr. Varelis said that his family owned the property, ran the gas station there, and is the developer of the project. He said that the tanks had been removed and that the site had been tested and found clean. He said that a Phase I environmental report was being done.
- A resident asked whether there were special considerations given to direct abutters in the zoning process. Attorney Dash stated that there was nothing required, but that the development team would be happy to meet with the direct abutters outside of this meeting. He gave out his email address so that abutters could contact him.
- A resident expressed excitement over the project and stated that sustainability was important.
- An abutter asked when the next neighborhood meeting would be and where the recording of this meeting would be located. Attorney Dash said that the next neighborhood meeting would be in a number of months and that no date had been set yet, although notices for the next meeting would go out as they did for this meeting. Attorney Dash offered to share the recording of this meeting, and said that the City would likely post it online.
- A resident, asked about the impacts of the construction and curb cuts reductions on Somerville Avenue, especially for bicyclists and pedestrians. The resident said they were happy to see the project. Attorney Dash said that the reduced curb cuts would be better for bicyclists and pedestrians, however, there would likely be some disruption during demolition and construction. He said that permits usually require plans to reduce any such disruptions.
- Seeing no further comments or questions, Councilor Ewen-Campen thanked everyone for attending and closed the meeting.
- The meeting was adjourned at 7:17 pm.

UDC Meeting #1 _Comment Summary

The Applicant's preferred façade design was presented to the UDC along with 2 alternative façade options and a landscape plan. The UDC decided to recommend the Applicant's preferred option out of the three options presented.

The UDC voted unanimously as follows:

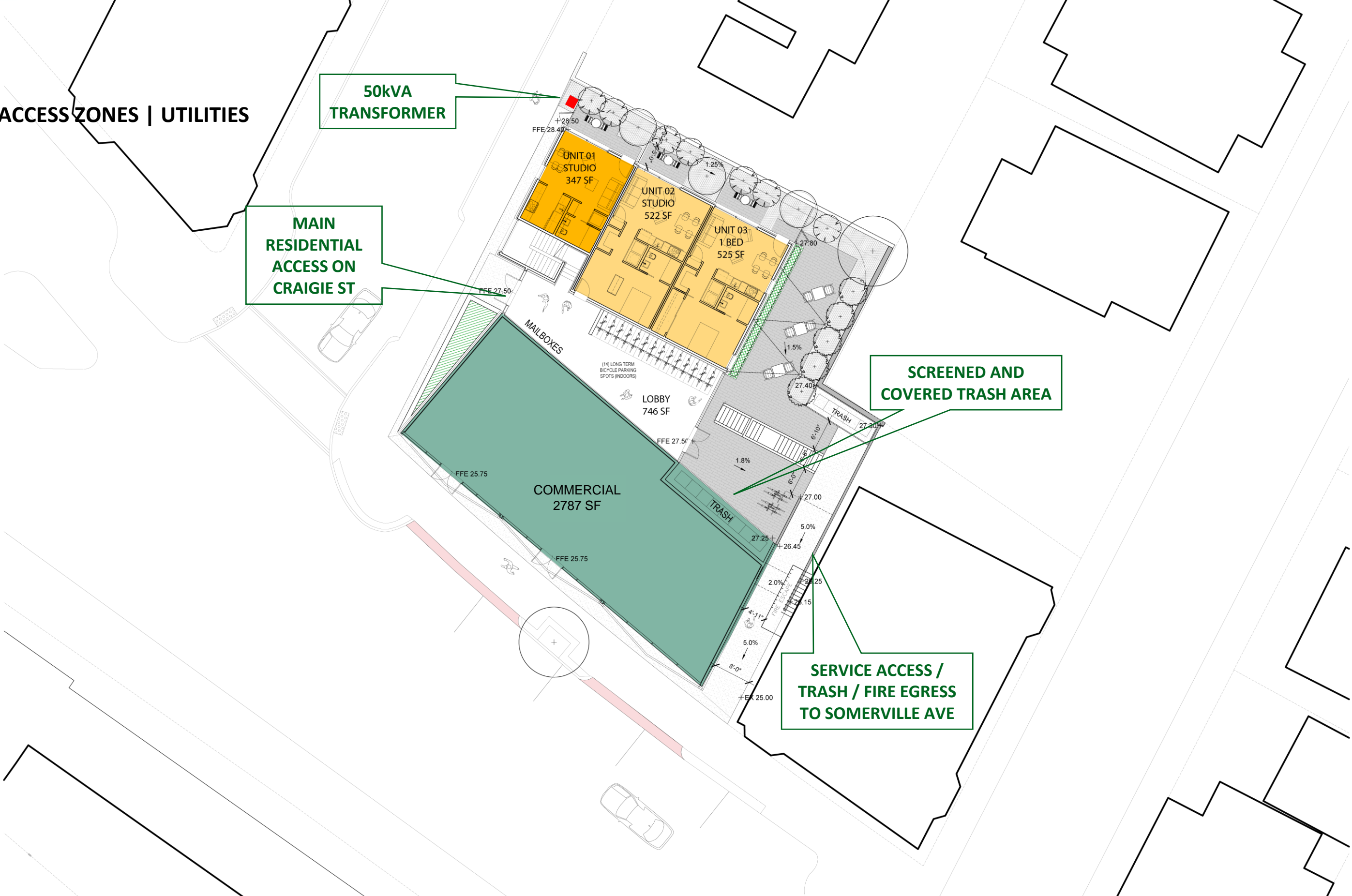
- **-The Applicant's preferred facade design option was the accepted option**
- **-The design guidelines for the MR3 zoning district were satisfied**

Conditions were recommended as follows:

- any change in the transformer location would have to return to the UDC
- think about adding a gate behind the abutter's fire escape access to secure the site
- review the materiality at the entrance for durability, transition between materials, and containing water flow
- review the structure and thickness of the balcony elements to ensure the design and detailing come across
- review how the windows interact with the flooring due to the thickness of the wood construction
- review how the building materials meet the ground

MR3

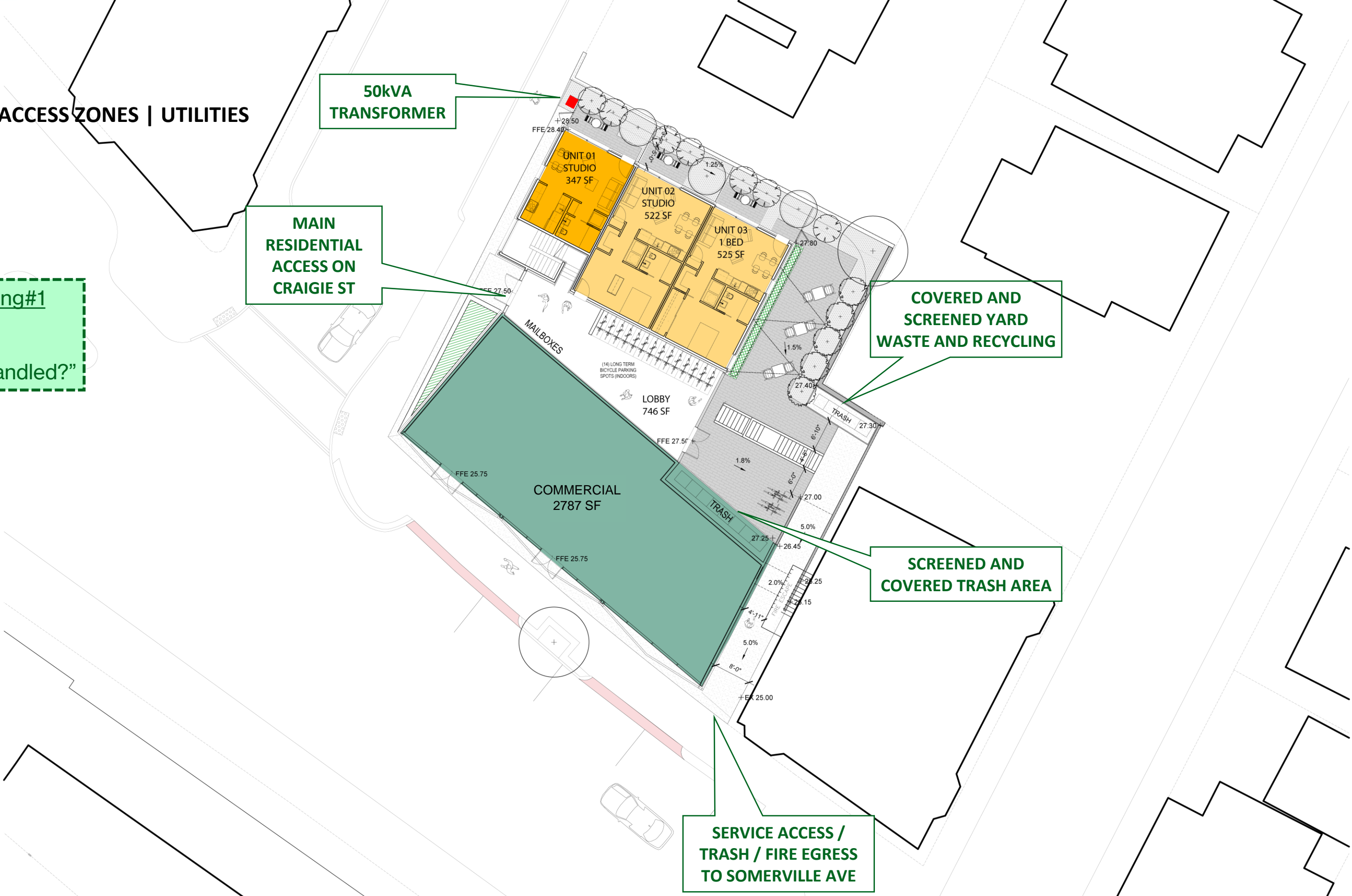
WALK-UP HOUSING | ACCESS ZONES | UTILITIES



MR3

WALK-UP HOUSING | ACCESS ZONES | UTILITIES

Neighborhood Meeting#1
Comment:
“How will trash be handled?”



MR3

WALK-UP HOUSING | ACCESS ZONES | UTILITIES

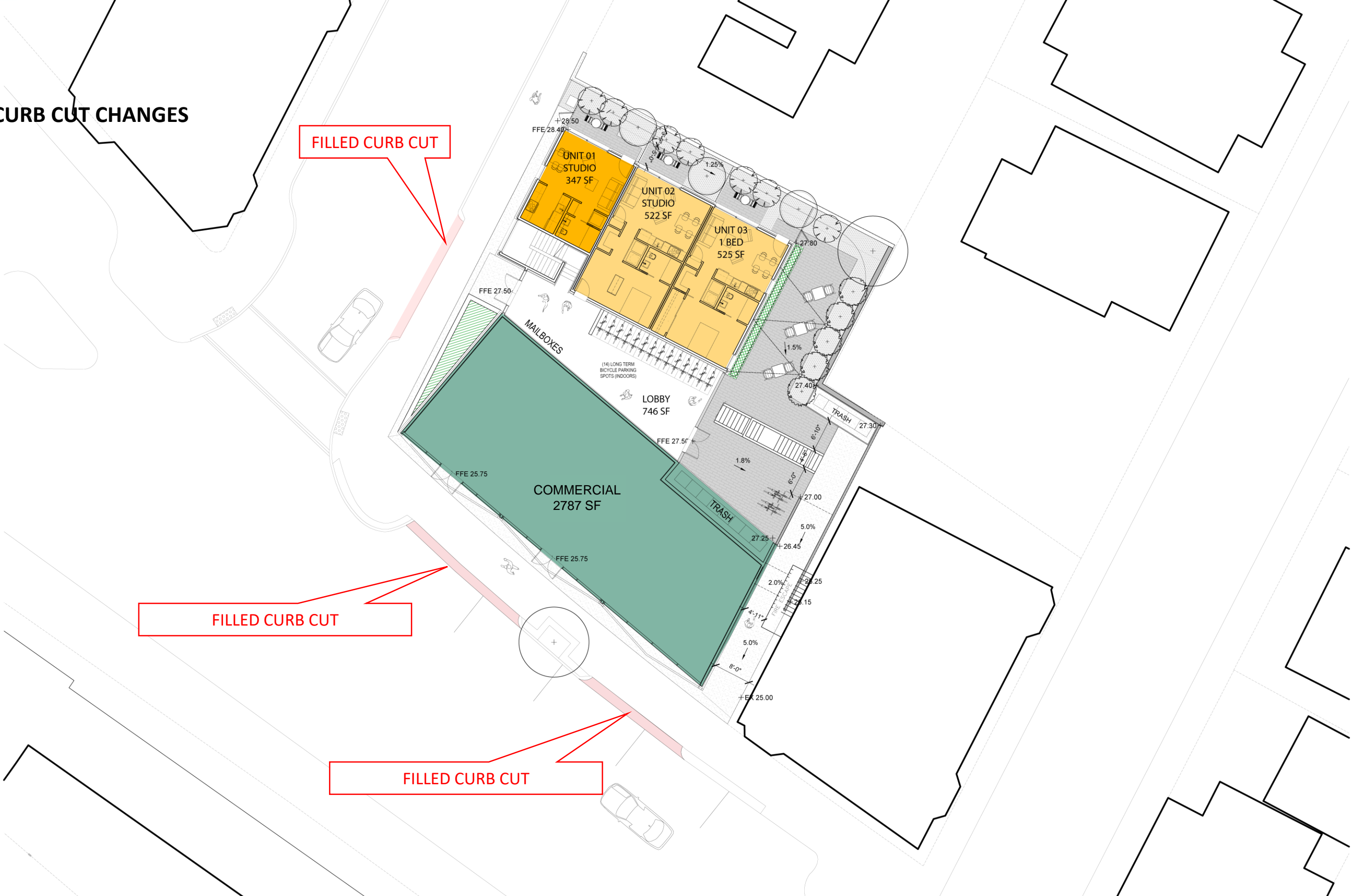


Problem: Most trash enclosures are manufactured on the cheap. Once exposed to rain, snow, and heat, inexpensive plastic and wooden enclosures warp, discolor and break, and metal bins rust and fall apart. Not only does that look terrible, it attracts rats and other animals to your trash.

Solution: Every CITIBIN trash enclosure has a foundation of powder-coated, military-grade steel that's welded shut at every point to keep rats out. Stainless-steel hardware won't rust or break. Eco-friendly bamboo composite cladding looks great and won't bend or splinter in response to the elements.

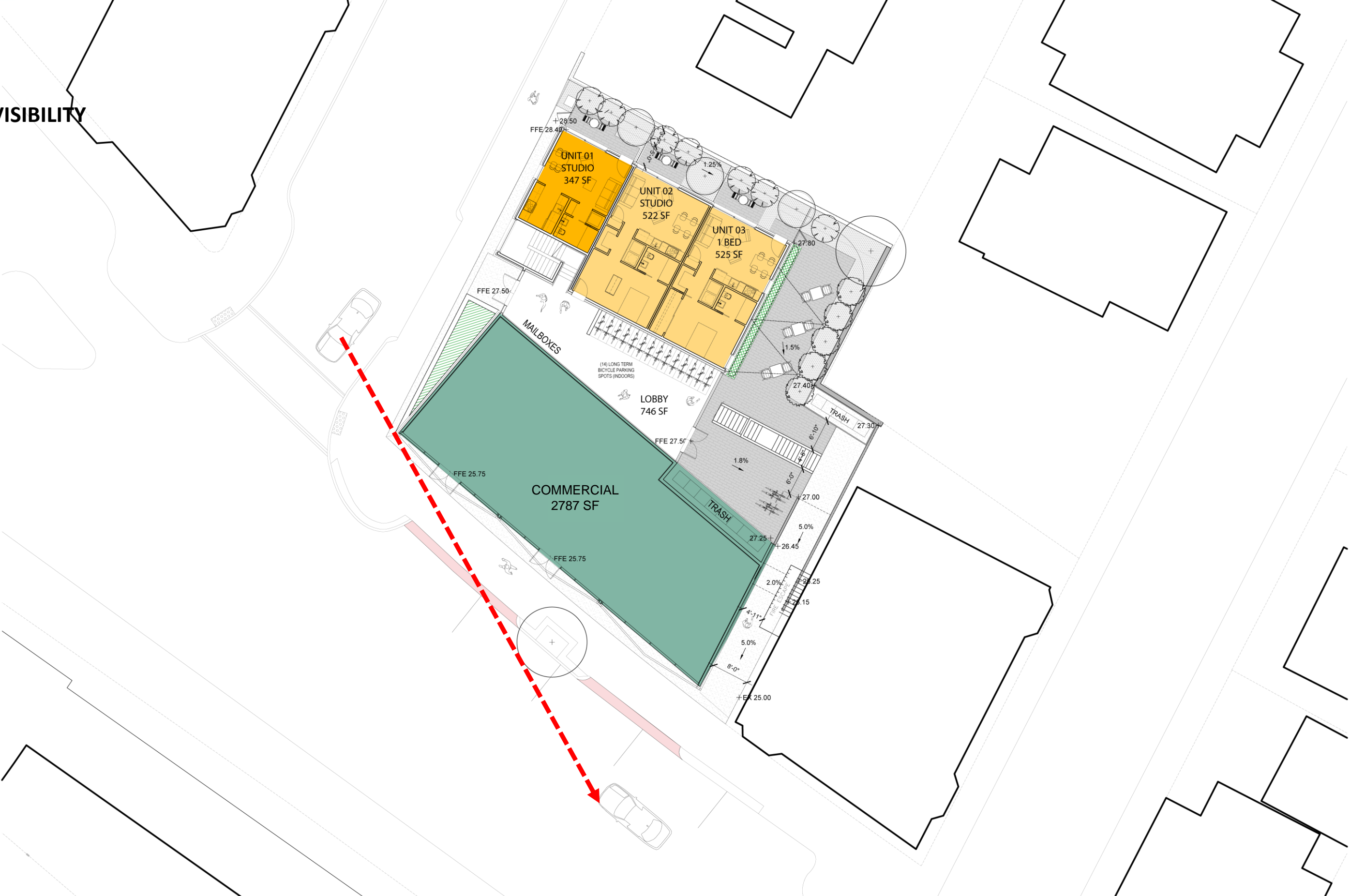
MR3

WALK-UP HOUSING | CURB CUT CHANGES



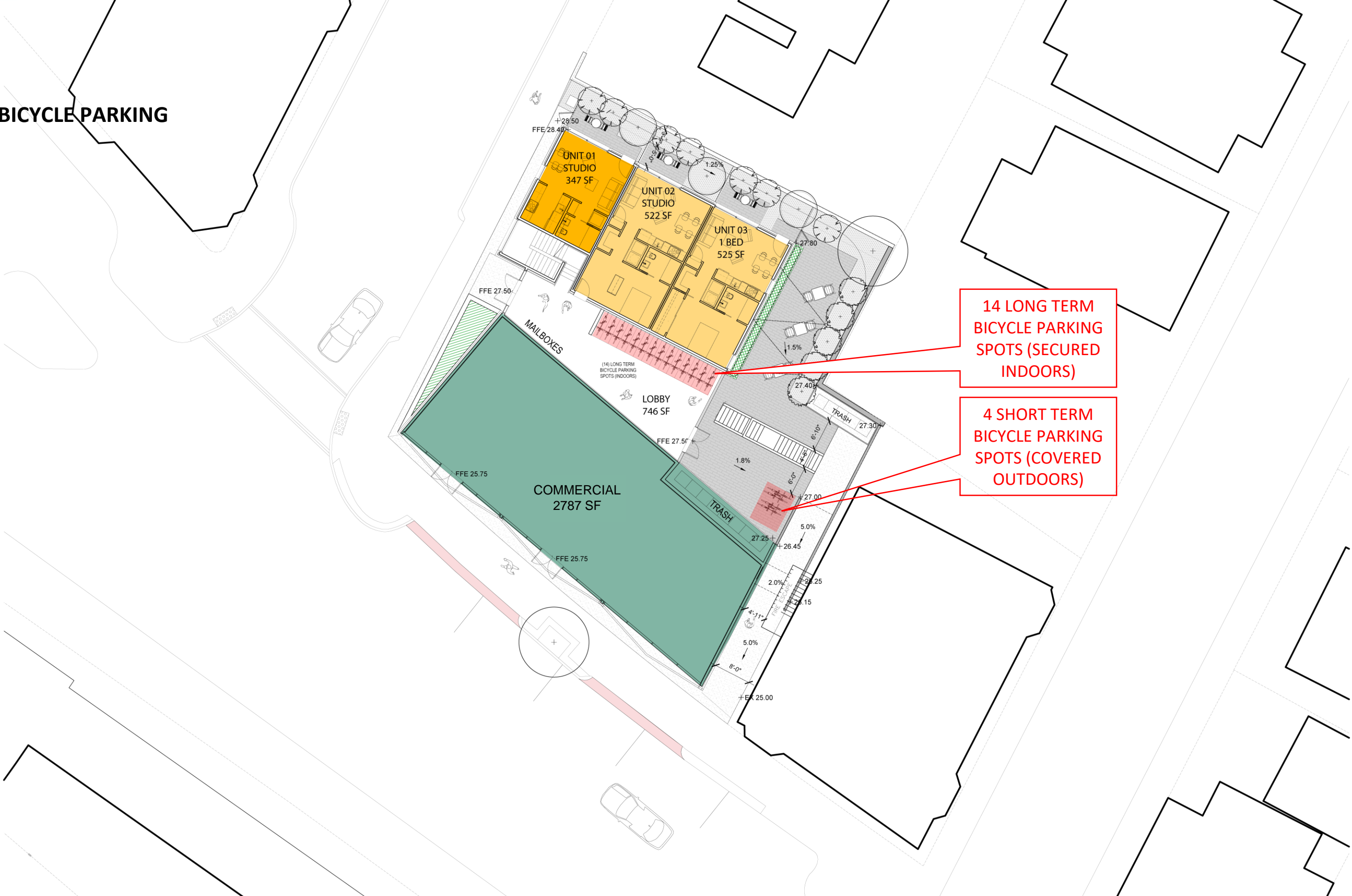
MR3

WALK-UP HOUSING | VISIBILITY



MR3

WALK-UP HOUSING | BICYCLE PARKING



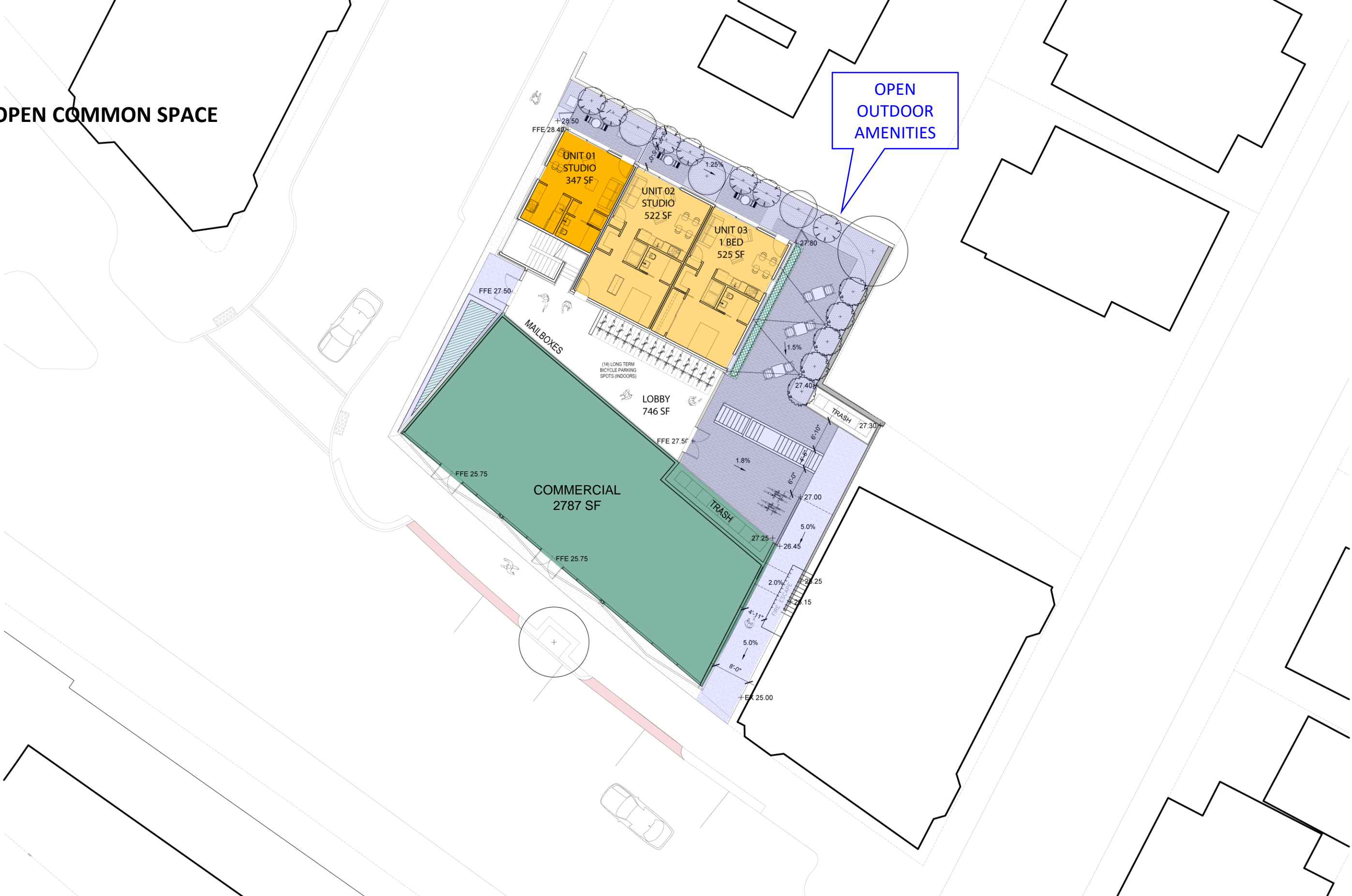
14 LONG TERM
BICYCLE PARKING
SPOTS (SECURED
INDOORS)

4 SHORT TERM
BICYCLE PARKING
SPOTS (COVERED
OUTDOORS)



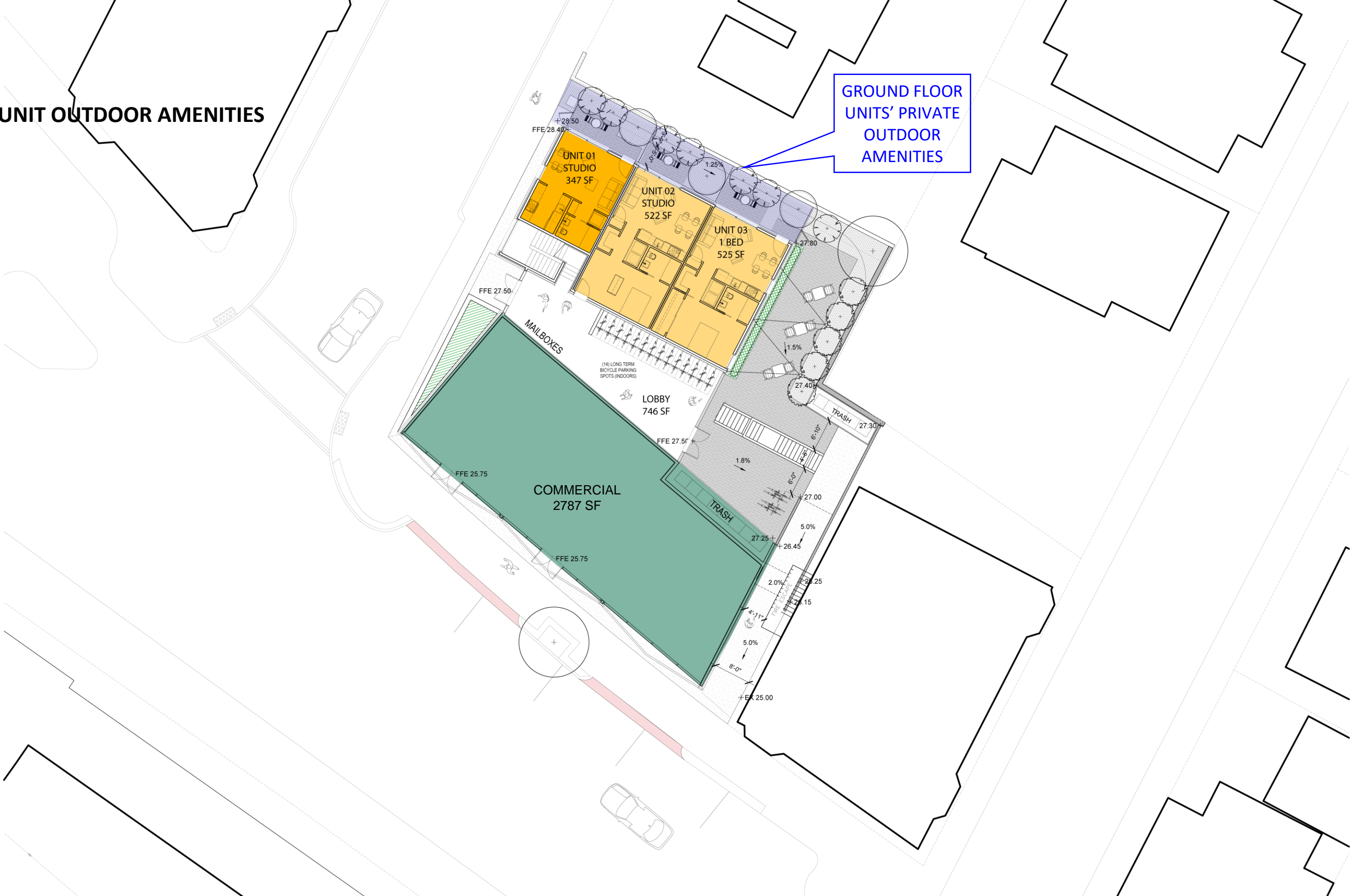
MR3

WALK-UP HOUSING | OPEN COMMON SPACE



MR3

WALK-UP HOUSING | UNIT OUTDOOR AMENITIES

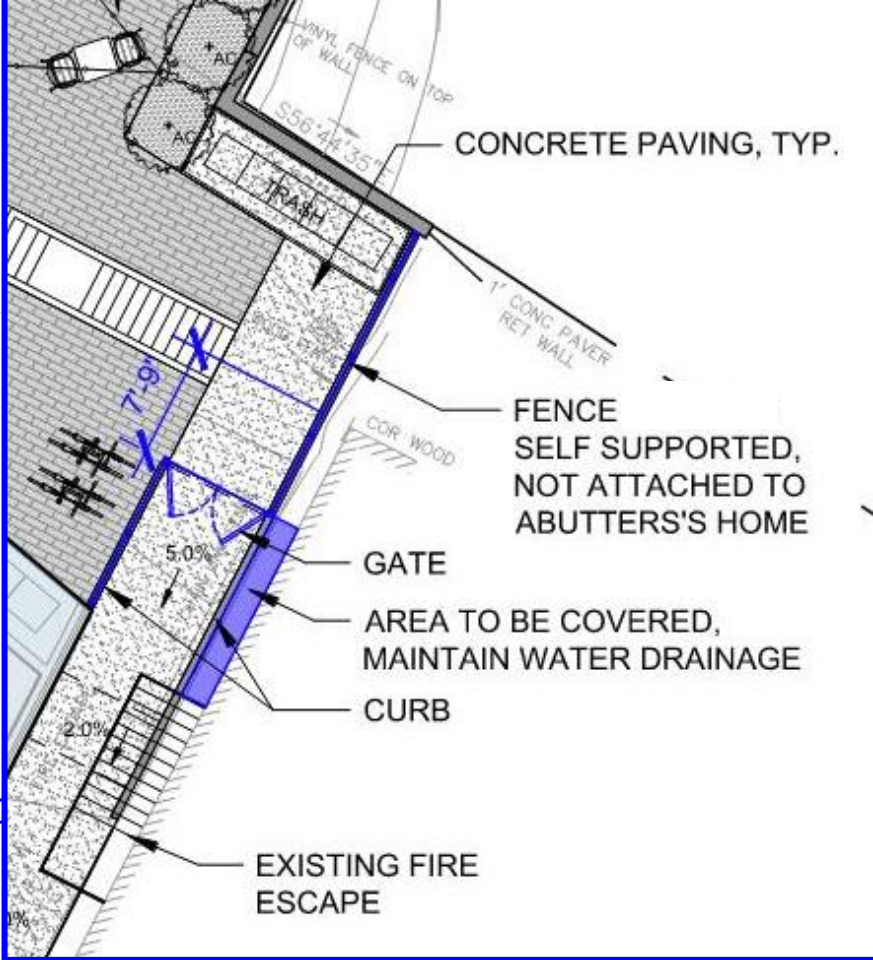
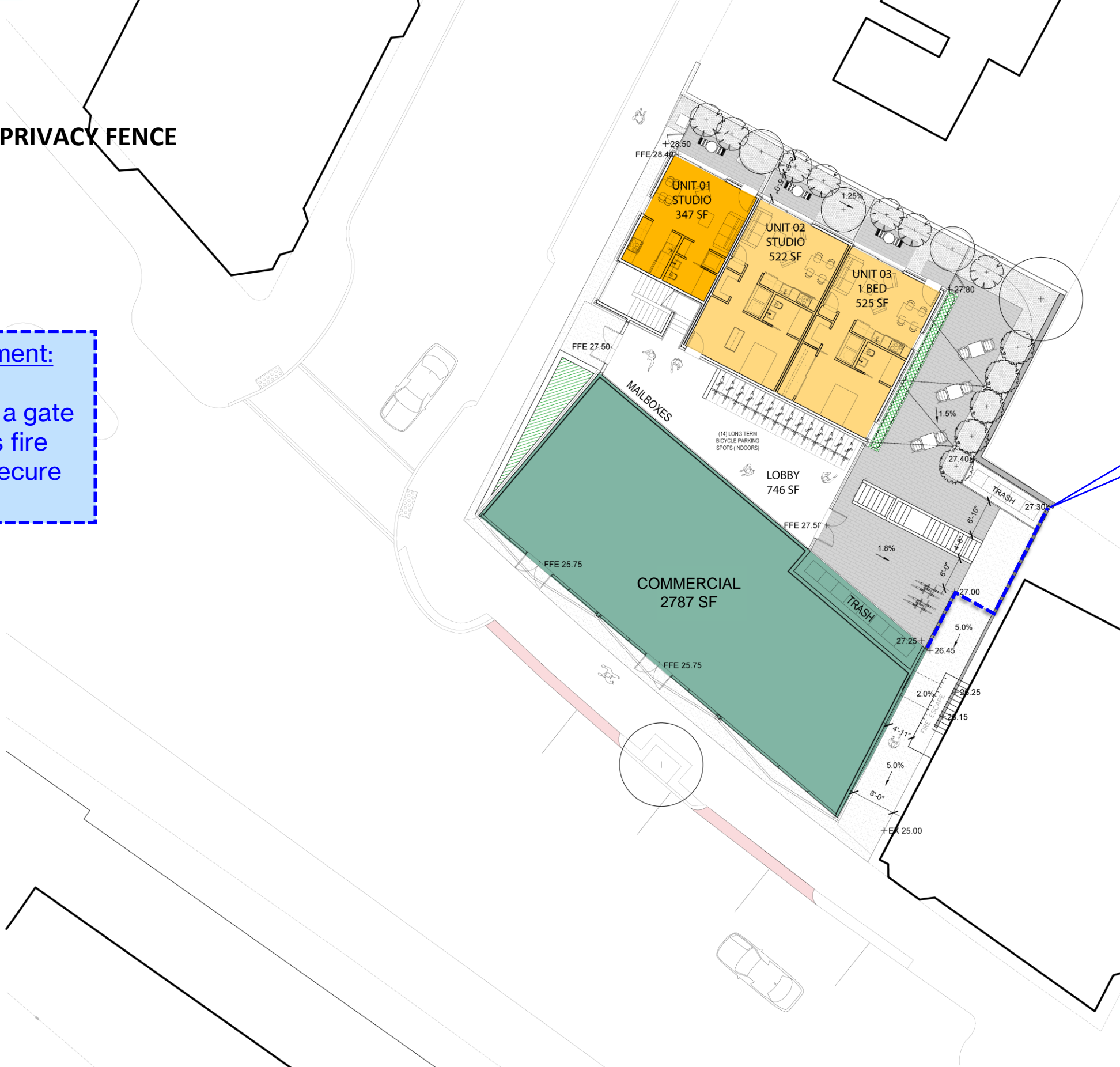


MR3

WALK-UP HOUSING | **PRIVACY FENCE**

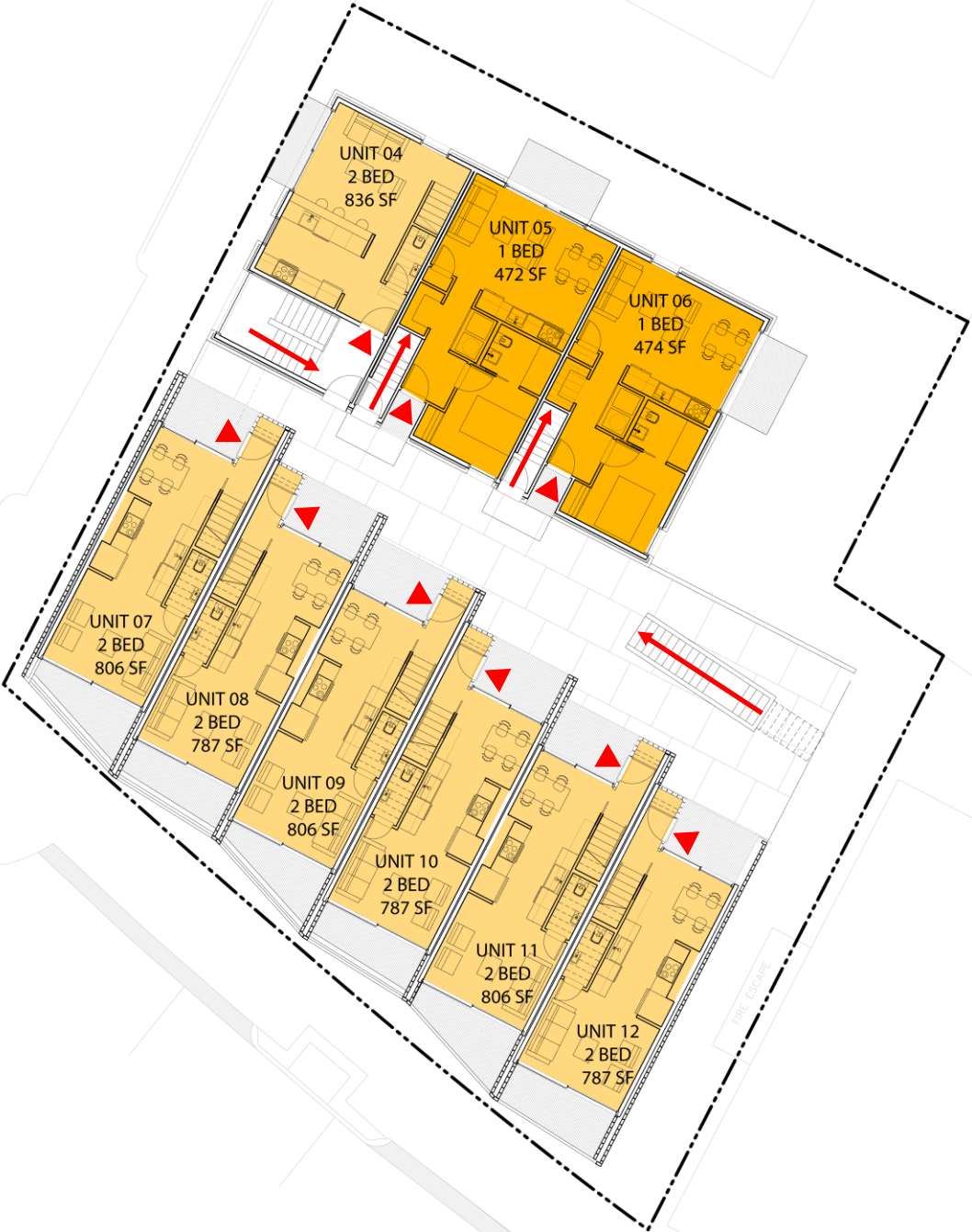
UDC Meeting Comment:

“think about adding a gate behind the abutter’s fire escape access to secure the site”



MR3

WALK-UP HOUSING | SECOND FLOOR



MR3

WALK-UP HOUSING | **THIRD FLOOR**



MASSING & FAÇADE

Overview

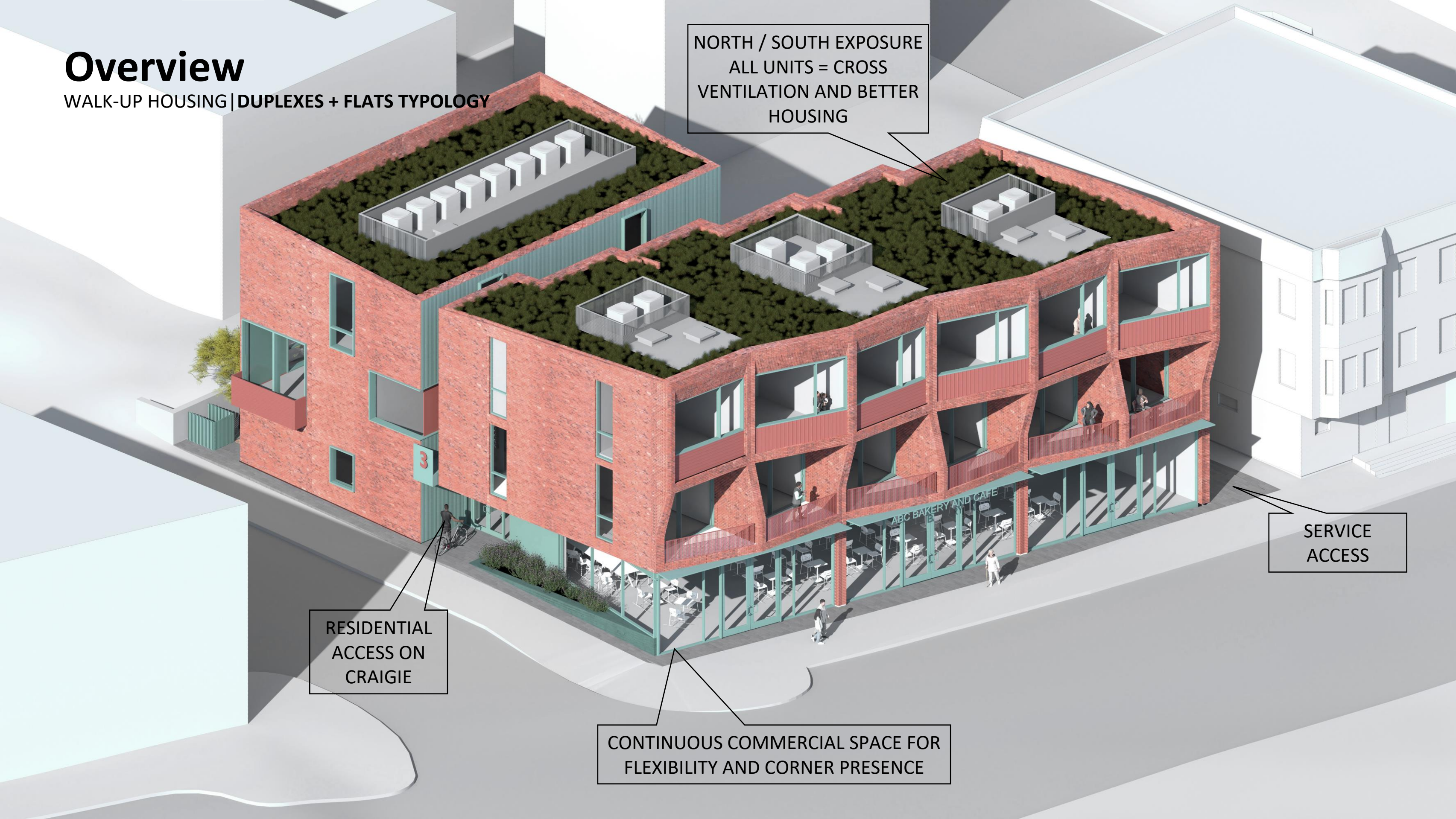
WALK-UP HOUSING | DUPLEXES + FLATS TYPOLOGY

NORTH / SOUTH EXPOSURE
ALL UNITS = CROSS
VENTILATION AND BETTER
HOUSING

SERVICE
ACCESS

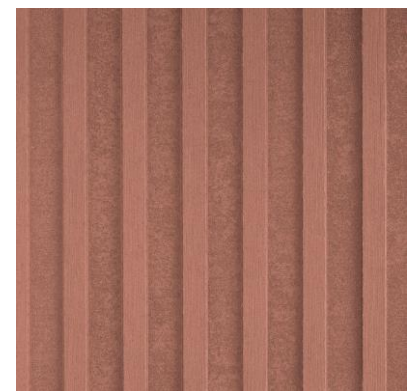
RESIDENTIAL
ACCESS ON
CRAIGIE

CONTINUOUS COMMERCIAL SPACE FOR
FLEXIBILITY AND CORNER PRESENCE



Material Palette

FIBRE CEMENT FAÇADE PANELS



EQUITONE LINEA LT40

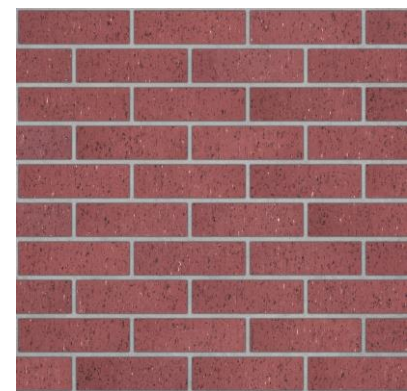


SP CARAT CORAL 7032



SP CARAT JADE 7050

FACE BRICK



ENDICOTT RED BLEND /
VELOUR TEXTURE



Primary Elevation



Somerville Ave



Residential Entry



Craigie Street



Development Standards | Signage



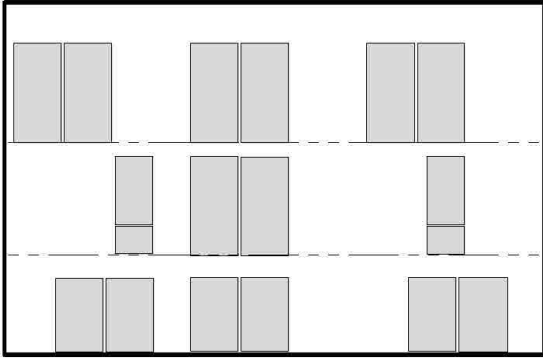
Development Standards | Signage



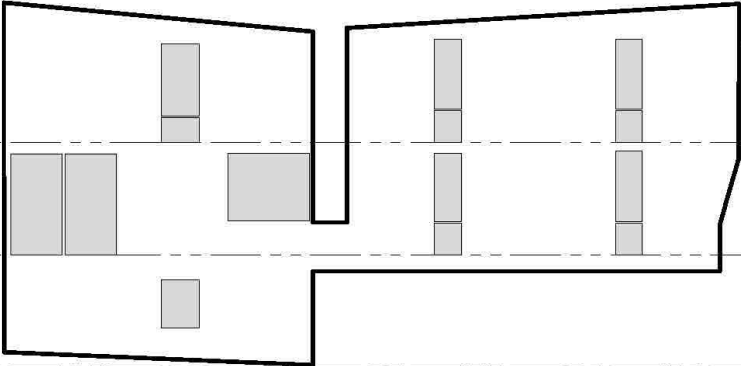
Development Standards | Fenestration %

RESIDENTIAL FACADE COMPOSITION

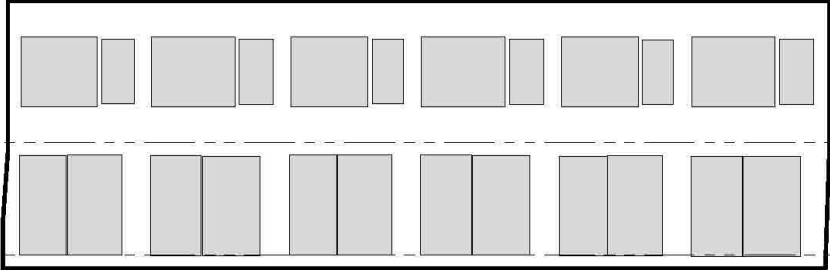
NORTH FACADE
GLAZING 717 SF
WALL 2061 SF
34.8%



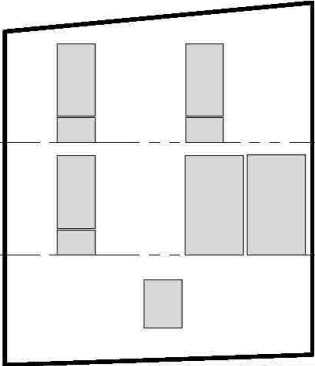
WEST FACADE
GLAZING 349 SF
WALL 2226 SF
15.7%



SOUTH FACADE
GLAZING 1181 SF
WALL 2377 SF
49.7%



EAST FACADE
GLAZING 265 SF
WALL 1143 SF
23.2%



Primary Façade / Sound

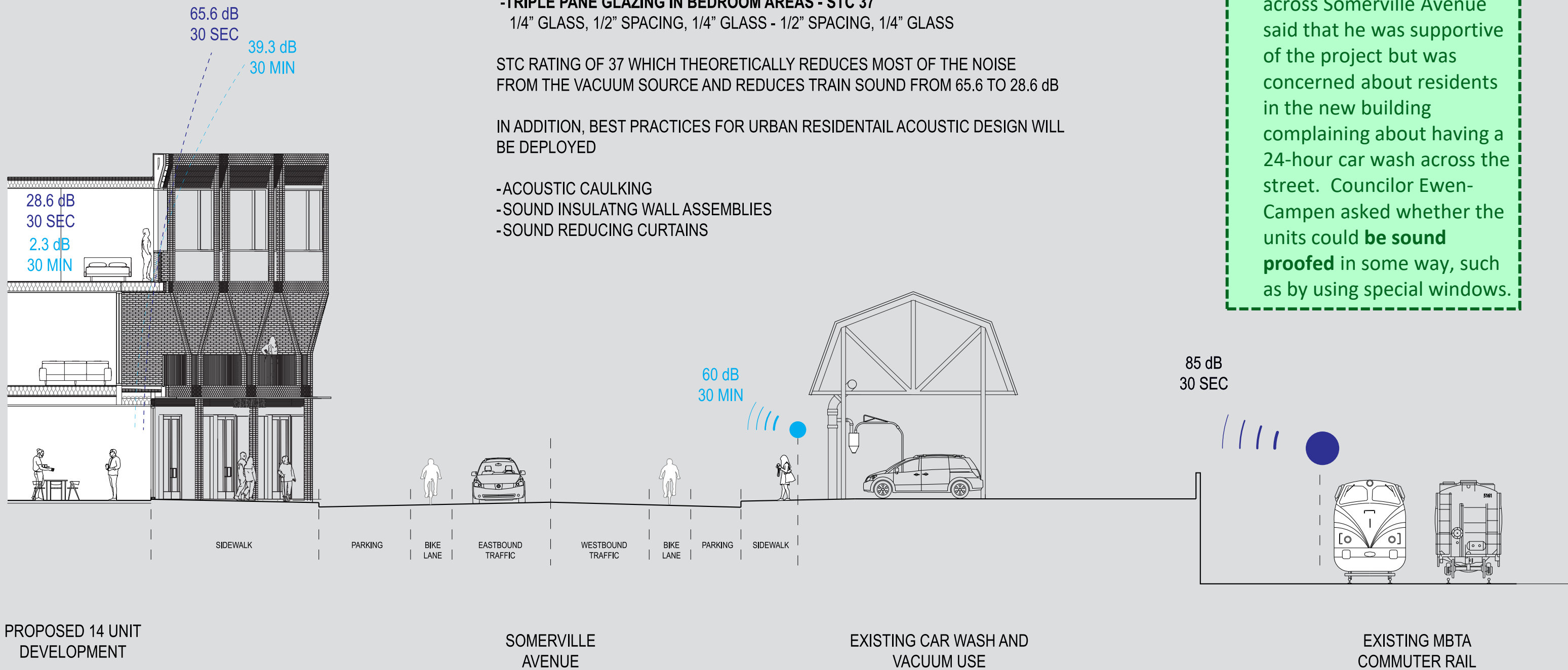
ACOUSTIC ISOLATION STRATEGIES

-TRIPLE PANE GLAZING IN BEDROOM AREAS - STC 37
1/4" GLASS, 1/2" SPACING, 1/4" GLASS - 1/2" SPACING, 1/4" GLASS

STC RATING OF 37 WHICH THEORETICALLY REDUCES MOST OF THE NOISE FROM THE VACUUM SOURCE AND REDUCES TRAIN SOUND FROM 65.6 TO 28.6 dB

IN ADDITION, BEST PRACTICES FOR URBAN RESIDENTIAL ACOUSTIC DESIGN WILL BE DEPLOYED

- ACOUSTIC CAULKING
- SOUND INSULATING WALL ASSEMBLIES
- SOUND REDUCING CURTAINS



Neighborhood Meeting#1

Comment:

- The owner of the car wash across Somerville Avenue said that he was supportive of the project but was concerned about residents in the new building complaining about having a 24-hour car wash across the street. Councilor Ewen-Campen asked whether the units could **be sound proofed** in some way, such as by using special windows.

Primary Façade / Wall Section



UDC Meeting Comment:

- Review the structure and thickness of the balcony elements to ensure the design and detailing come across
- Review how the windows interact with the flooring due to the thickness of the wood construction

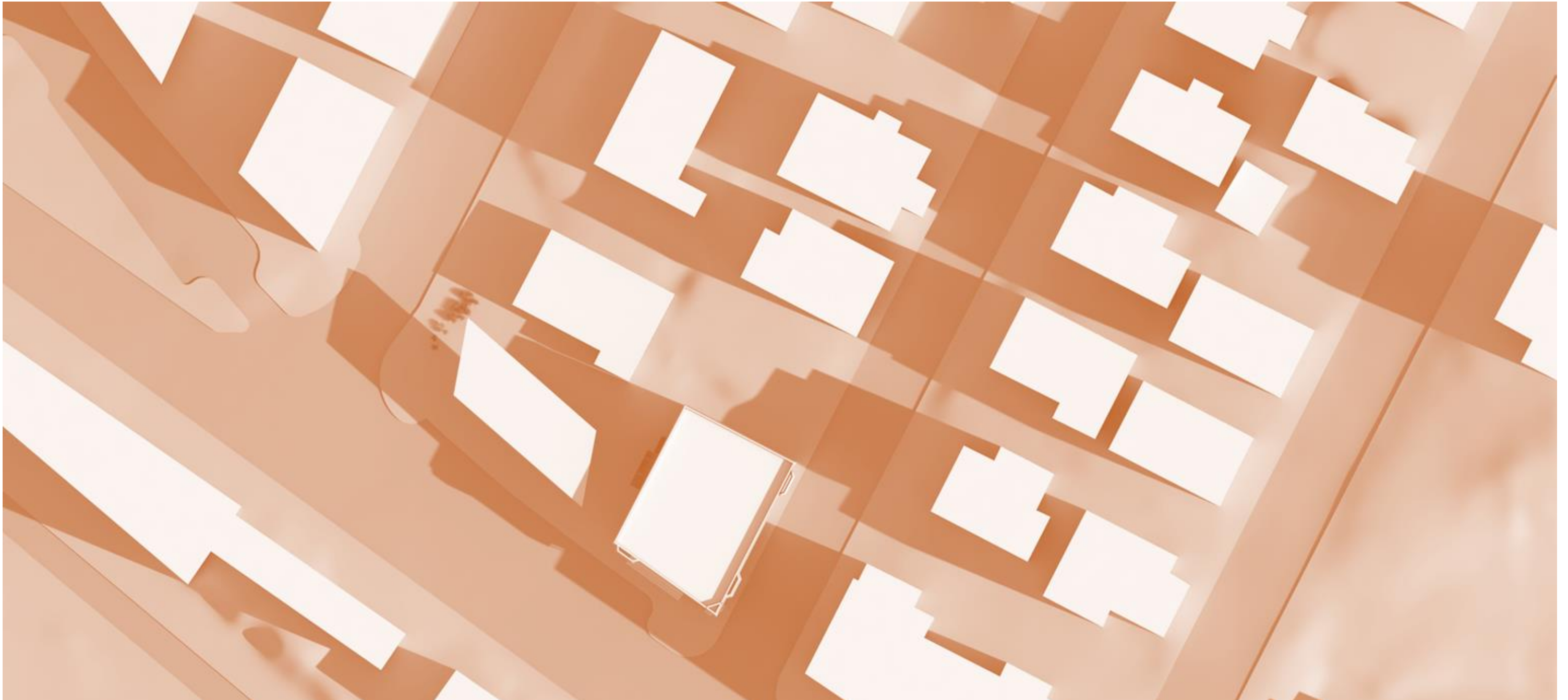
DESIGN INTENT IS THAT SPANDREL CONDITION BE EQUAL ACROSS ALL FLOORS.

6 BRICK COURSES (16") IS CURRENT ASSUMPTION TO ACCOMODATE STRUCTURE, INSULATION AND FLOOR ASSEMBLIES.

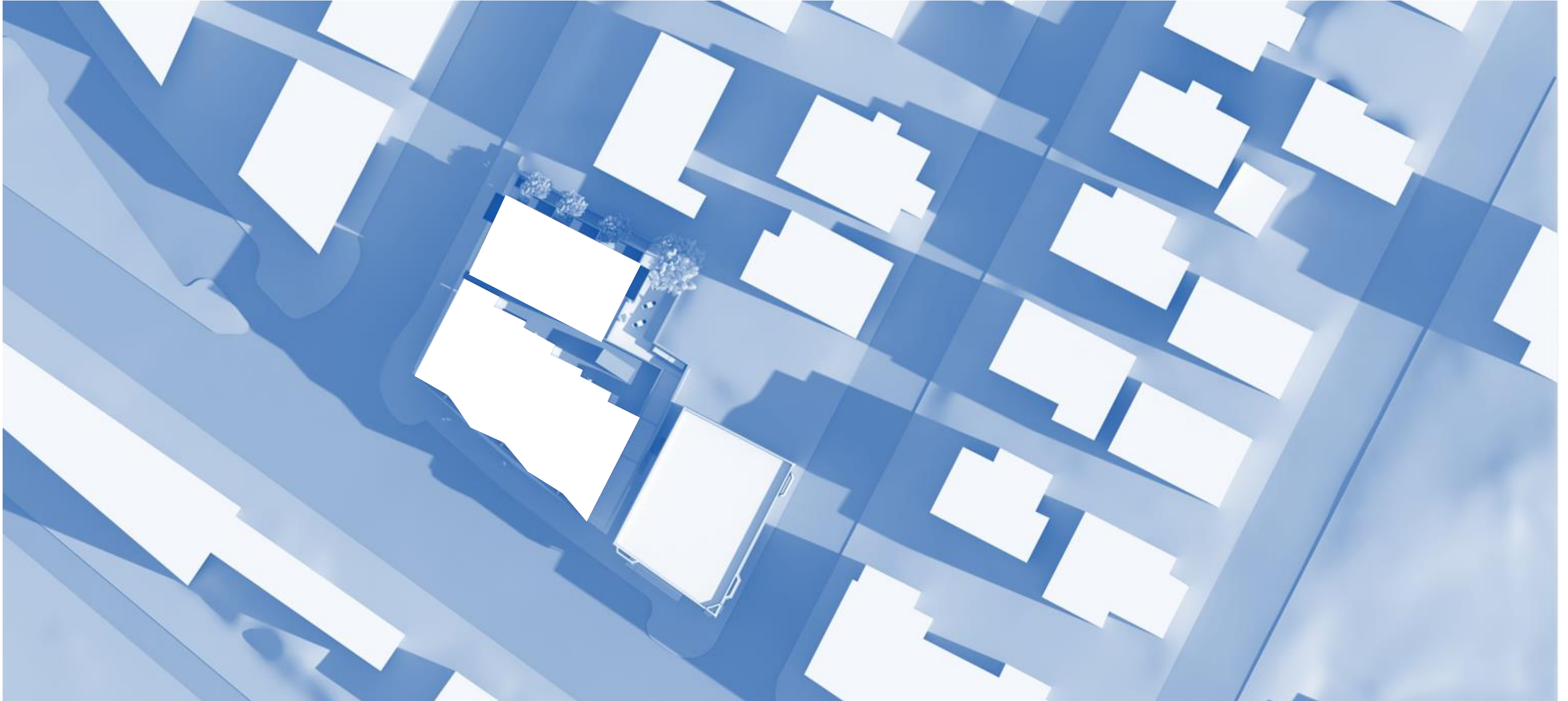
IF ADDITIONAL SPACE IS NEEDED FOR DETAIL TO WORK PROPERLY, ALL CONDITIONS WILL BE INCREASED SO THAT THEY ARE EQUAL.

SHADOW STUDIES

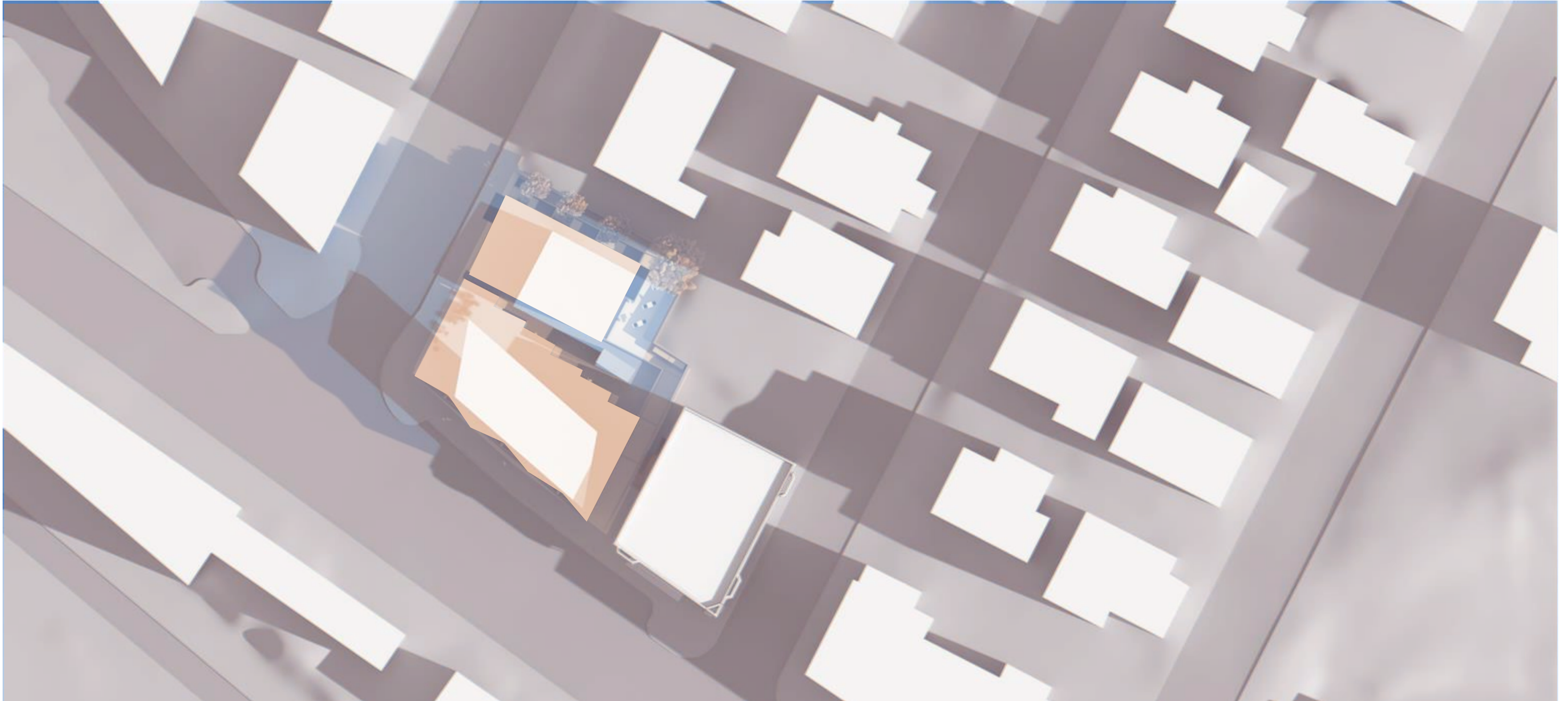
March 21st_9am



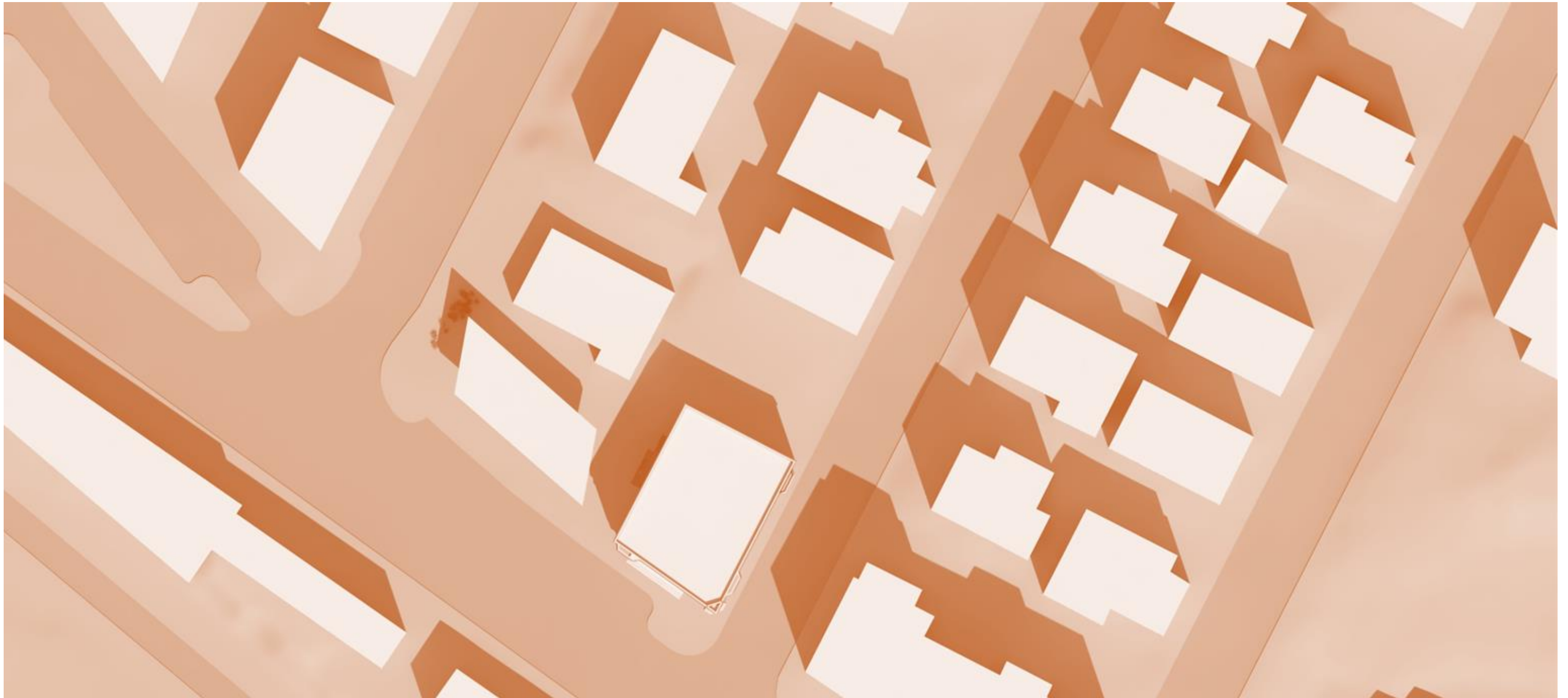
March 21st_9am



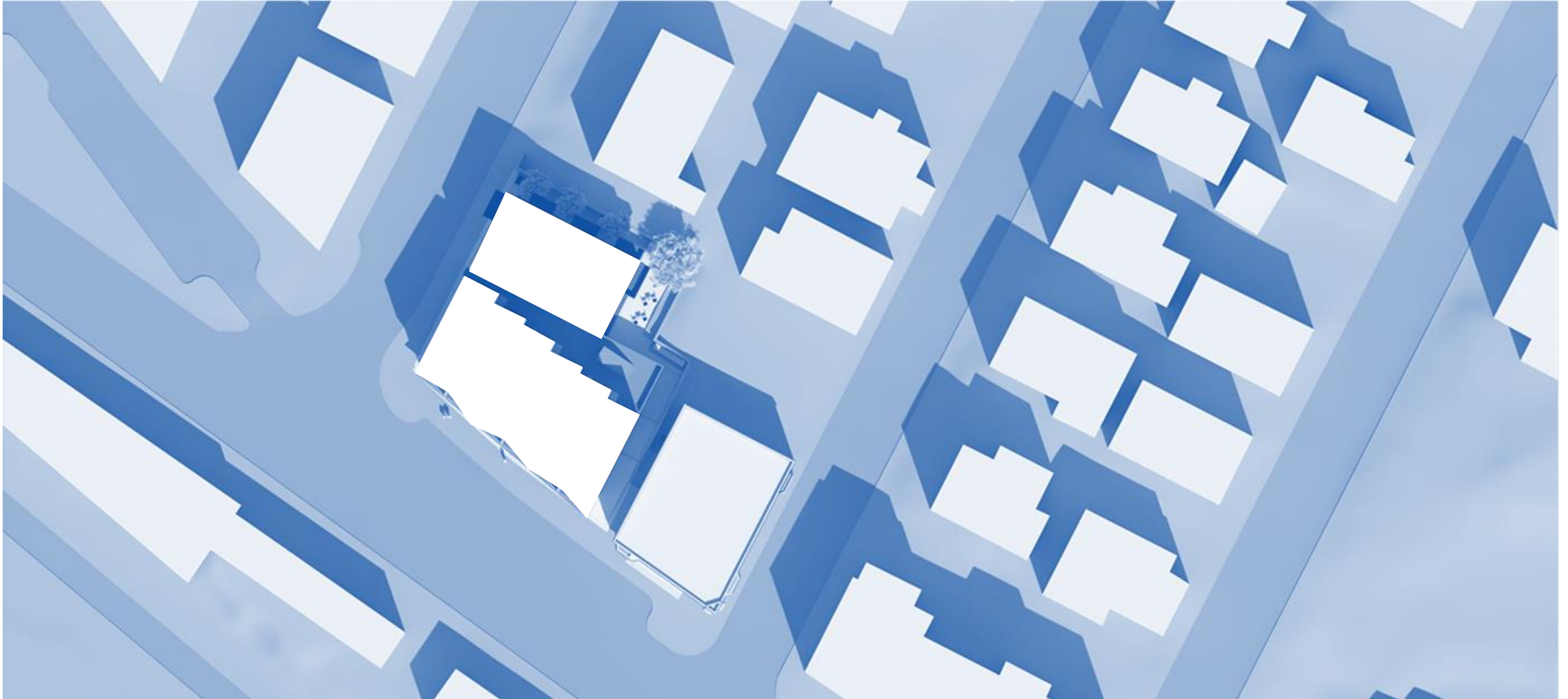
March 21st_9am



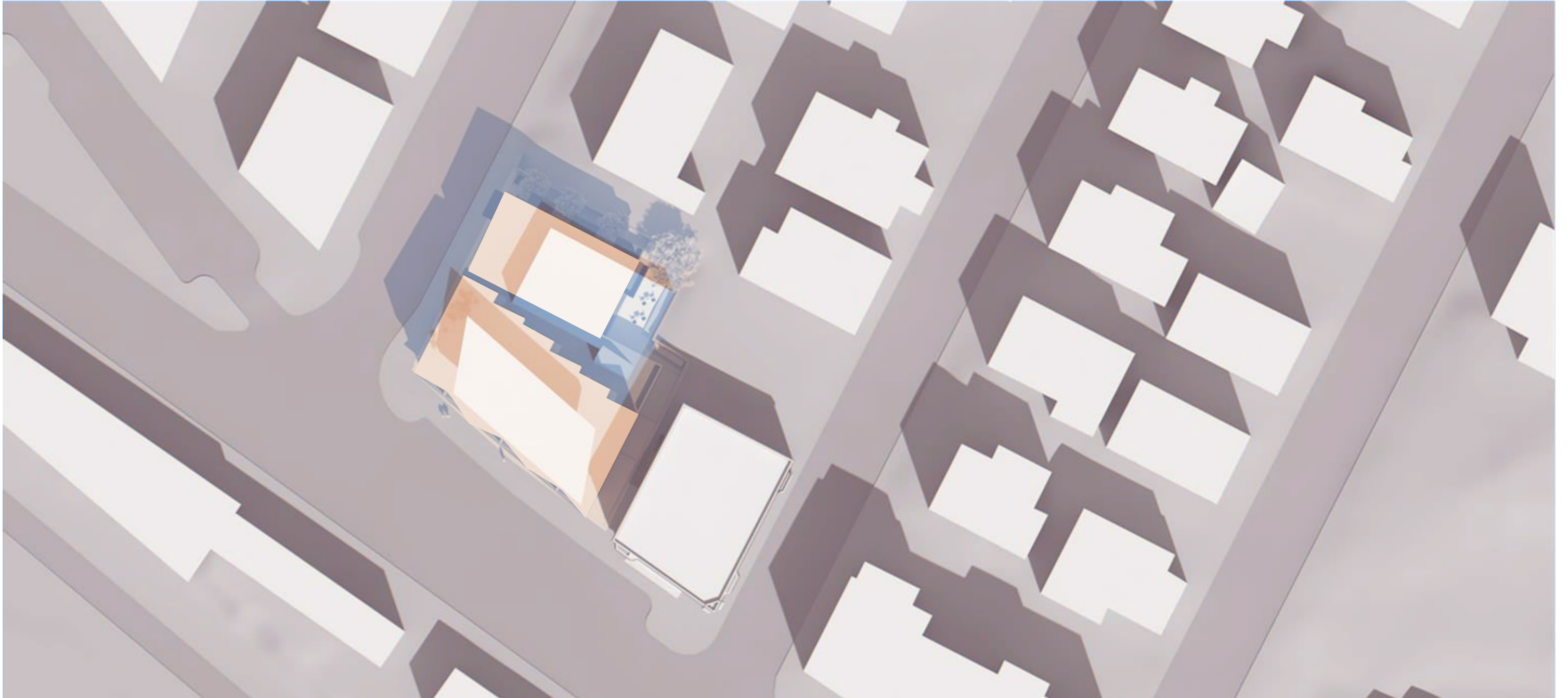
March 21st_12pm



March 21st_12pm



March 21st_12pm



March 21st_15pm



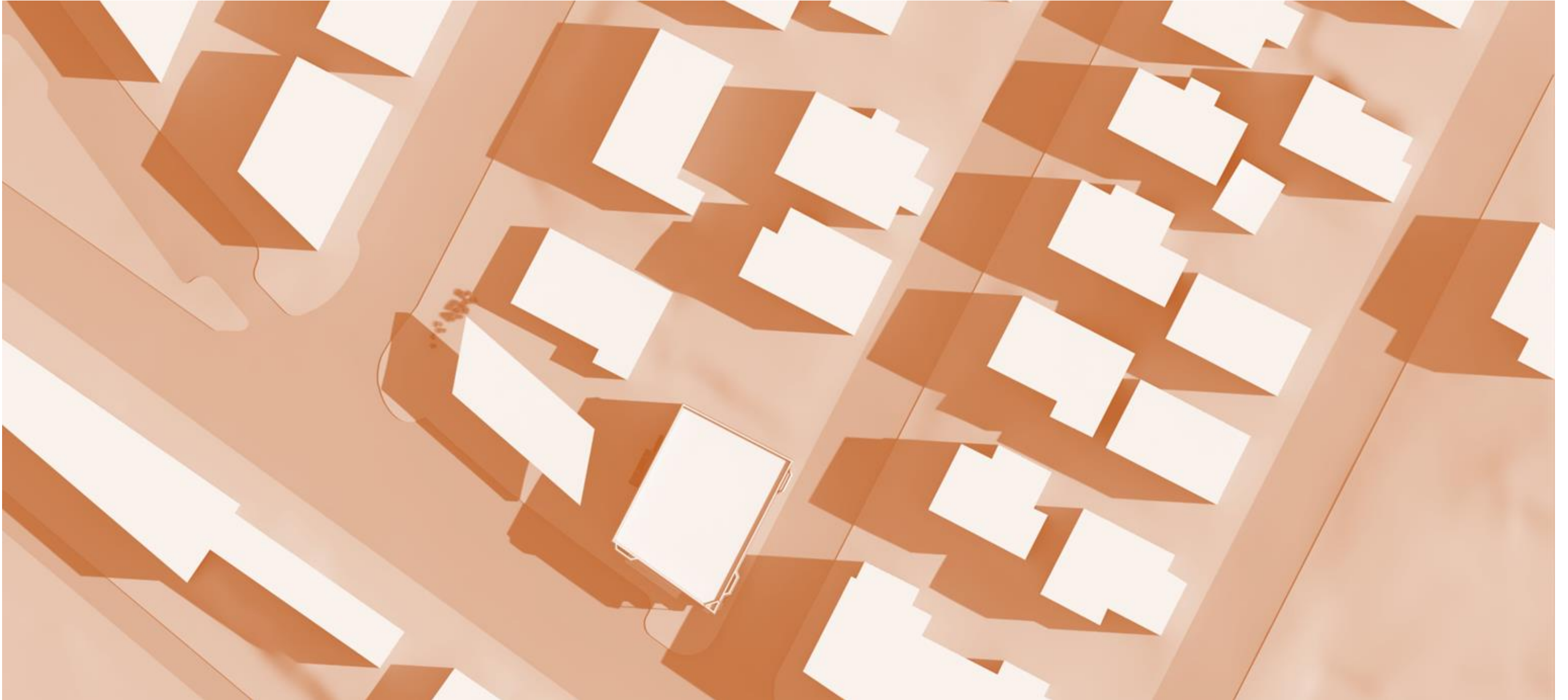
March 21st_15pm



March 21st_15pm



June 21st_9am



June 21st_9am



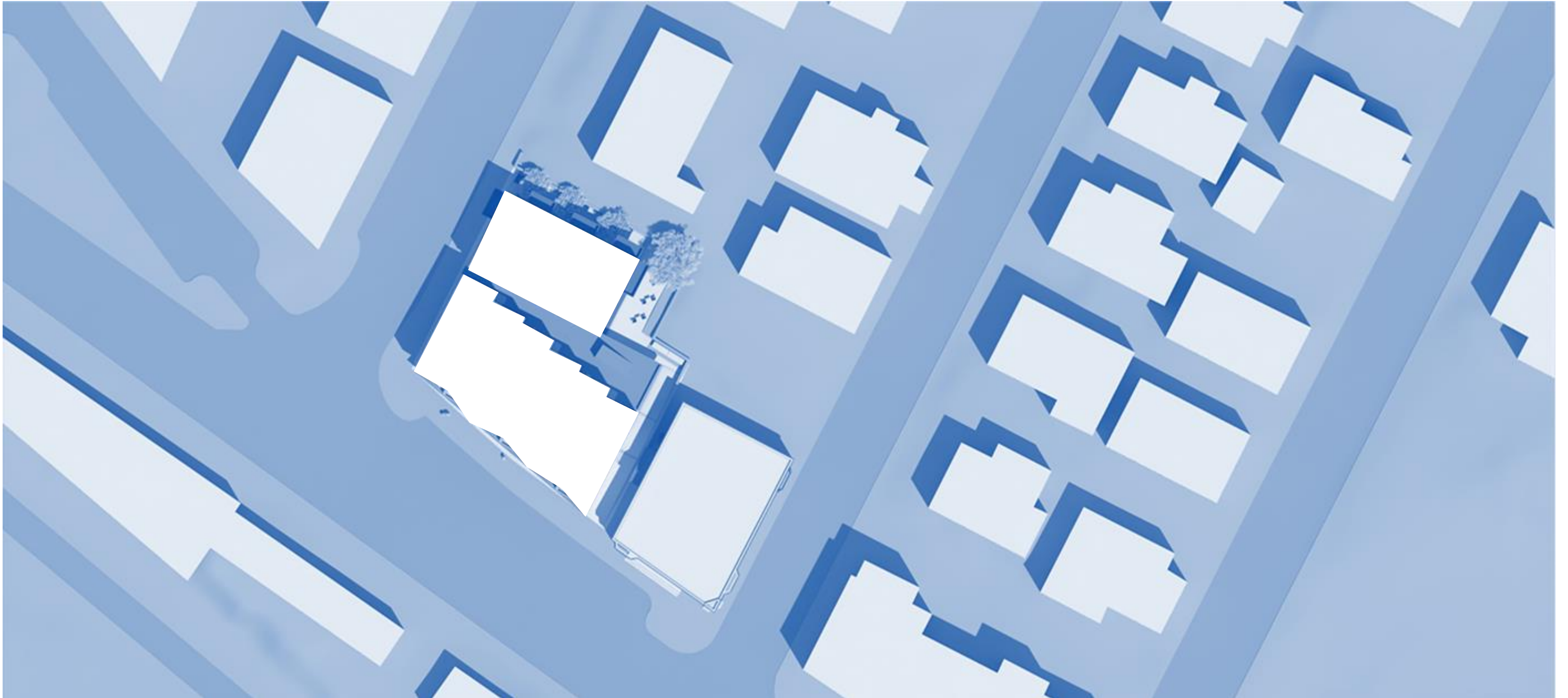
June 21st_9am



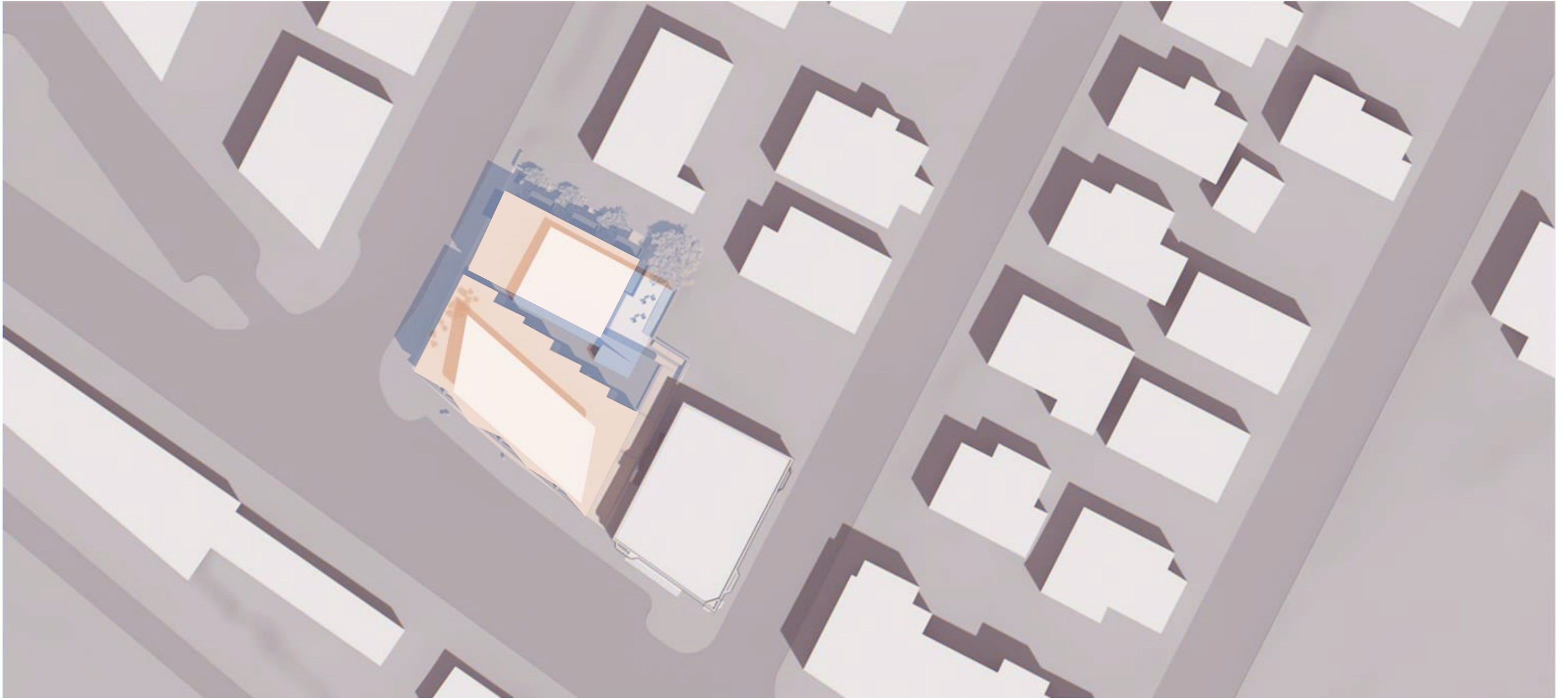
June 21st_12pm



June 21st_12pm



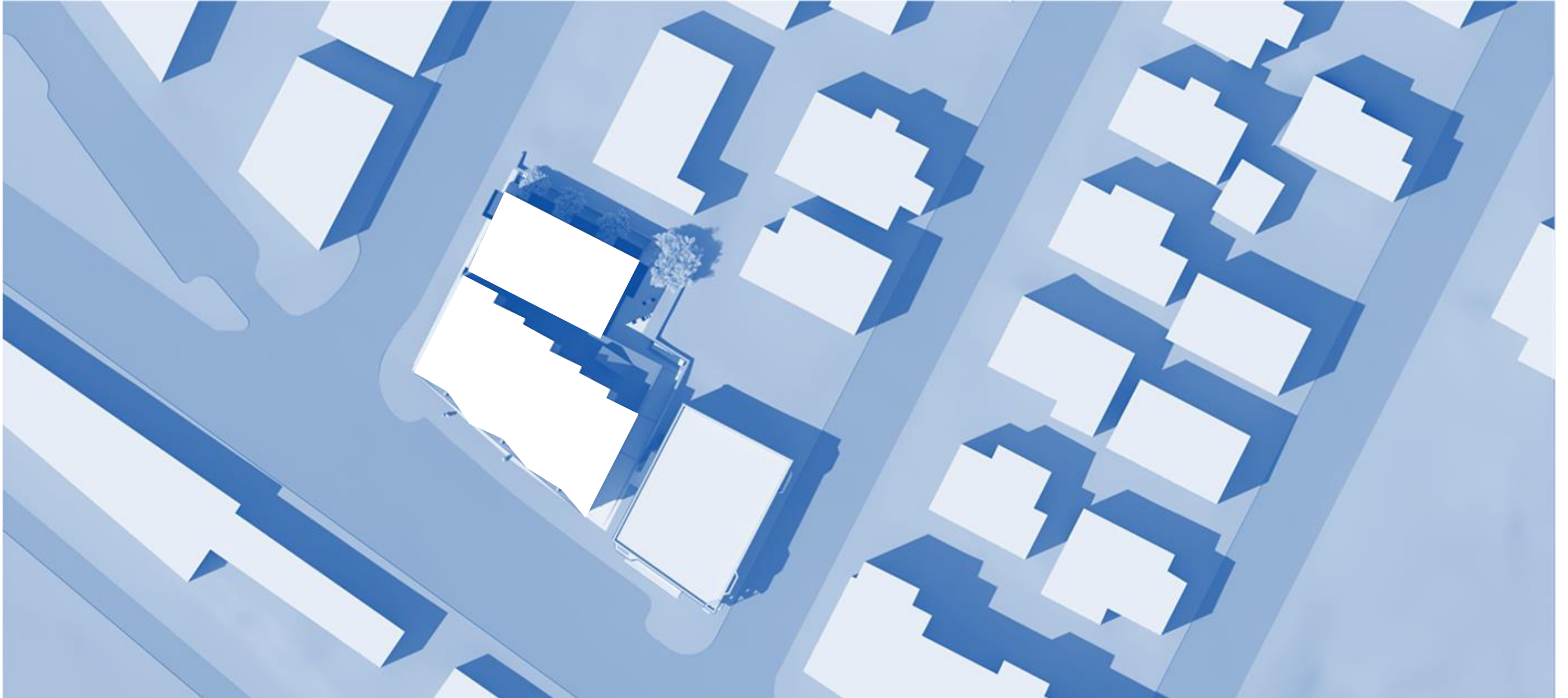
June 21st_12pm



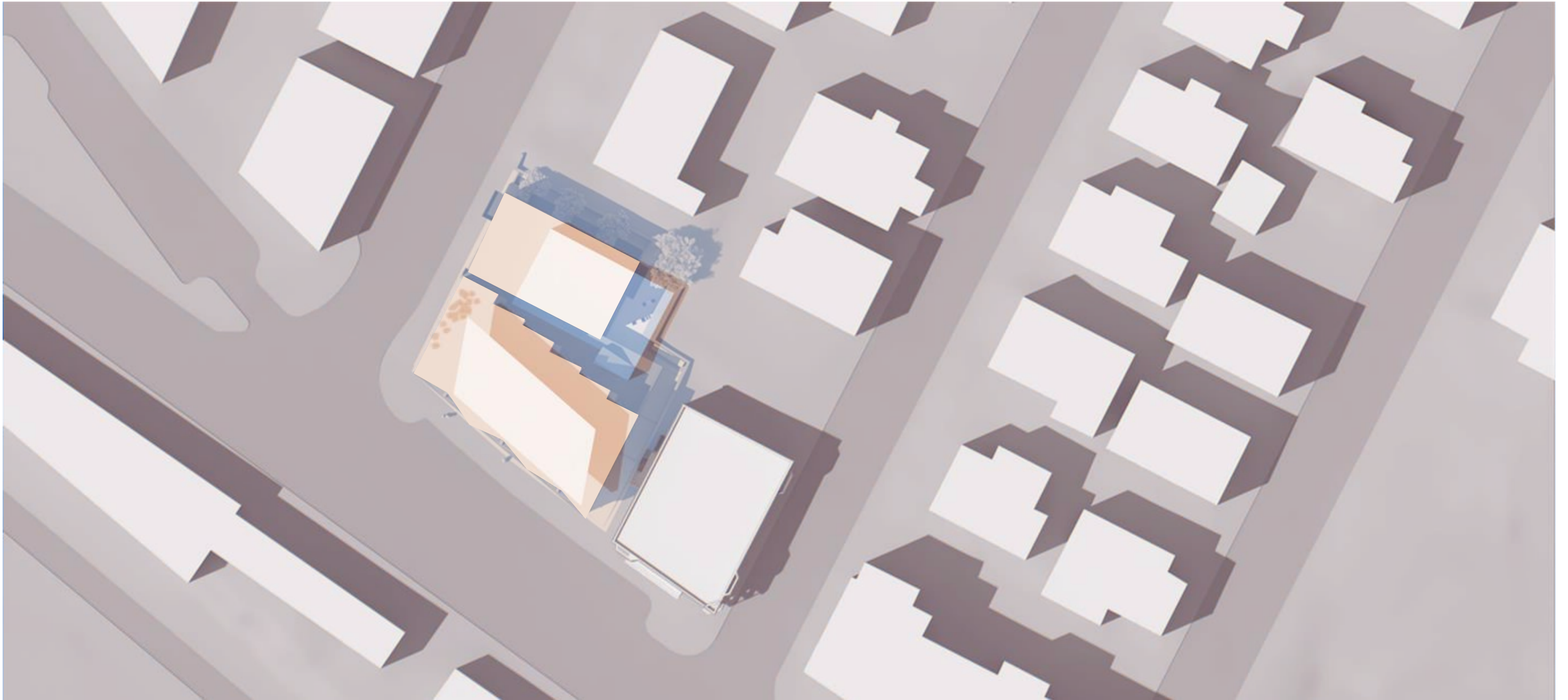
June 21st_15pm



June 21st_15pm



June 21st_15pm



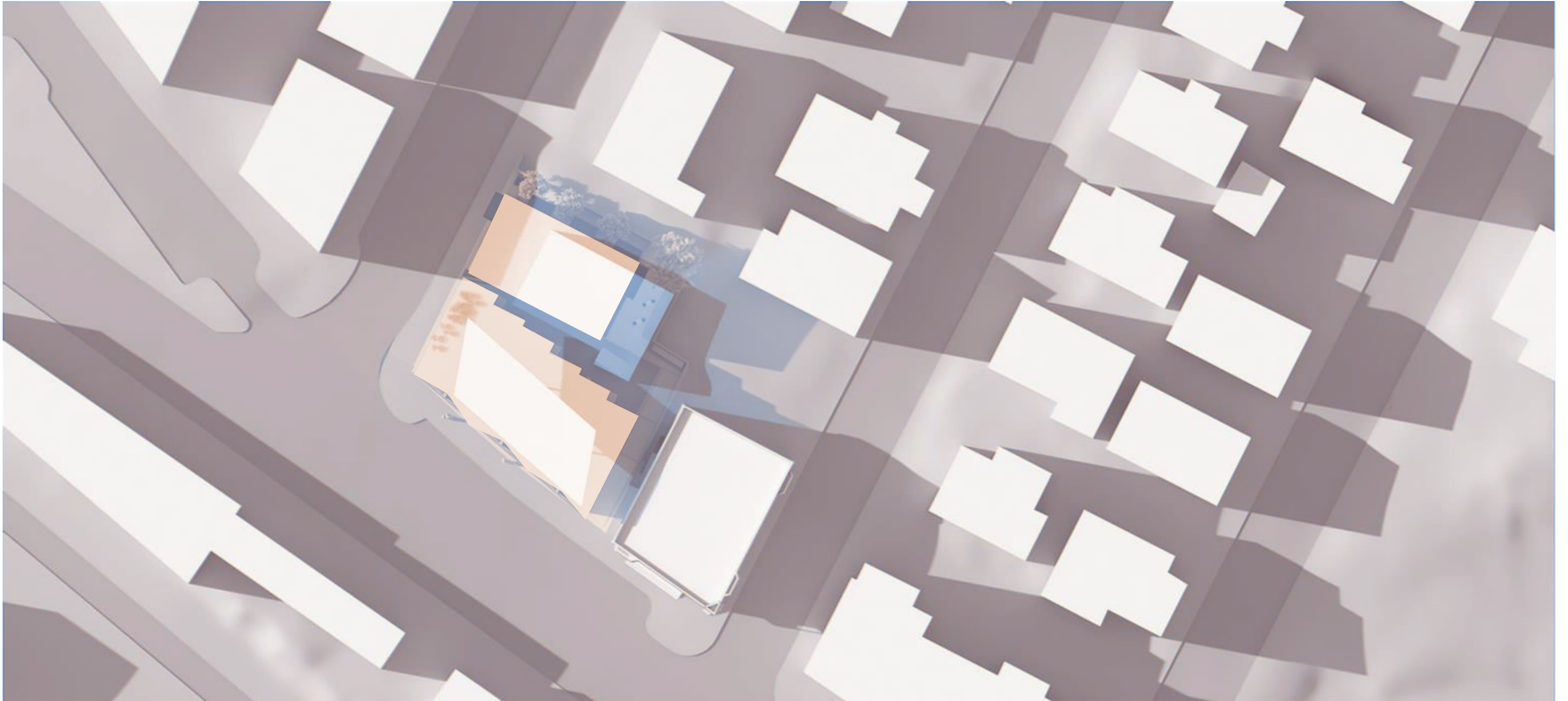
June 21st_18pm



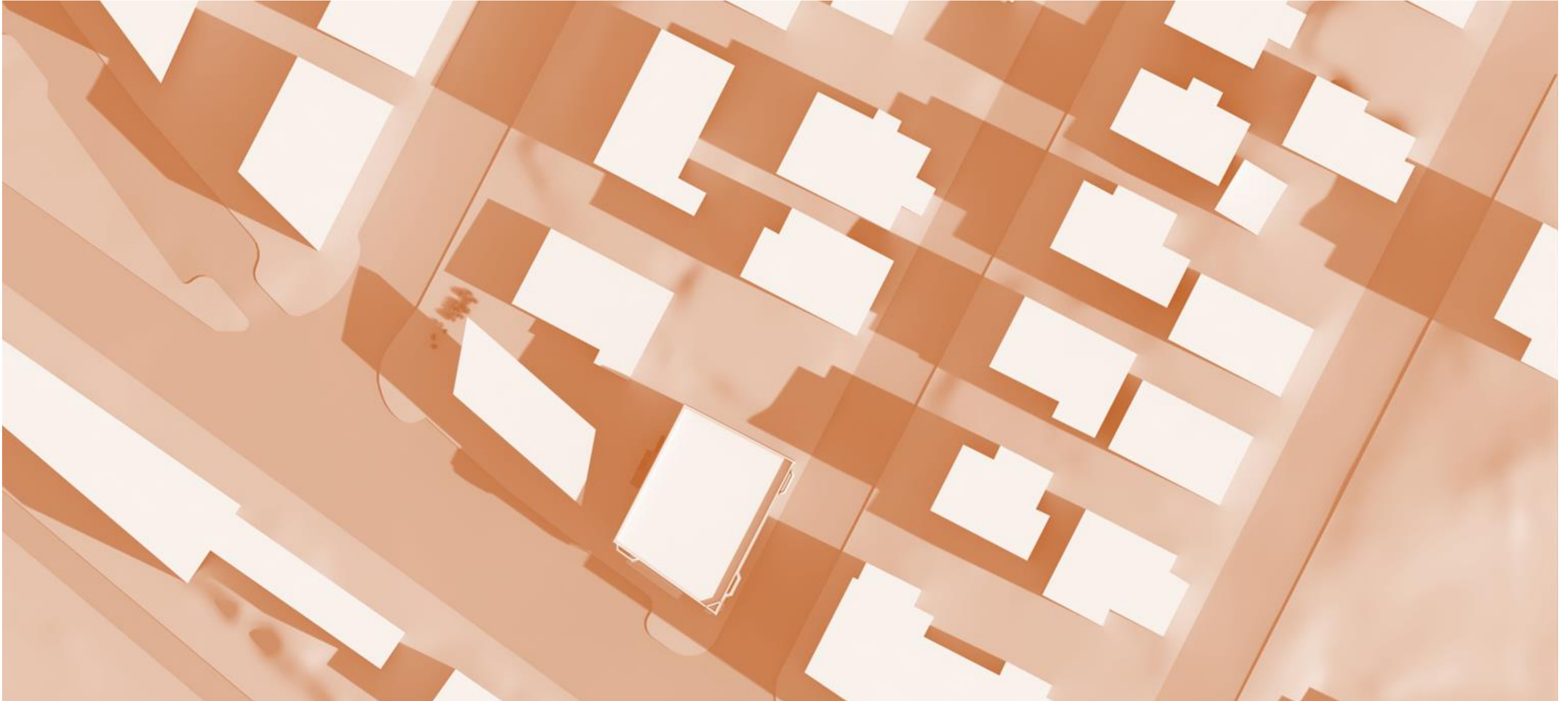
June 21st_18pm



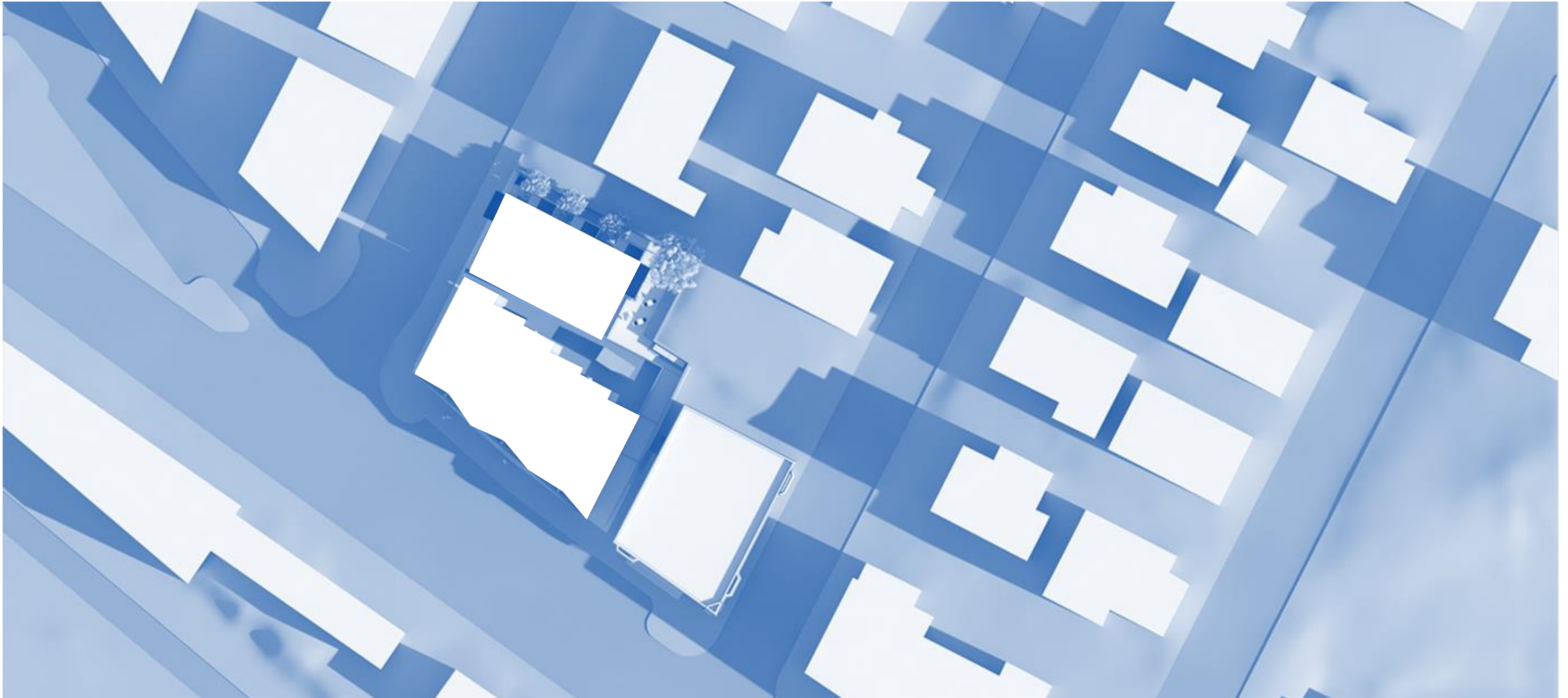
June 21st_18pm



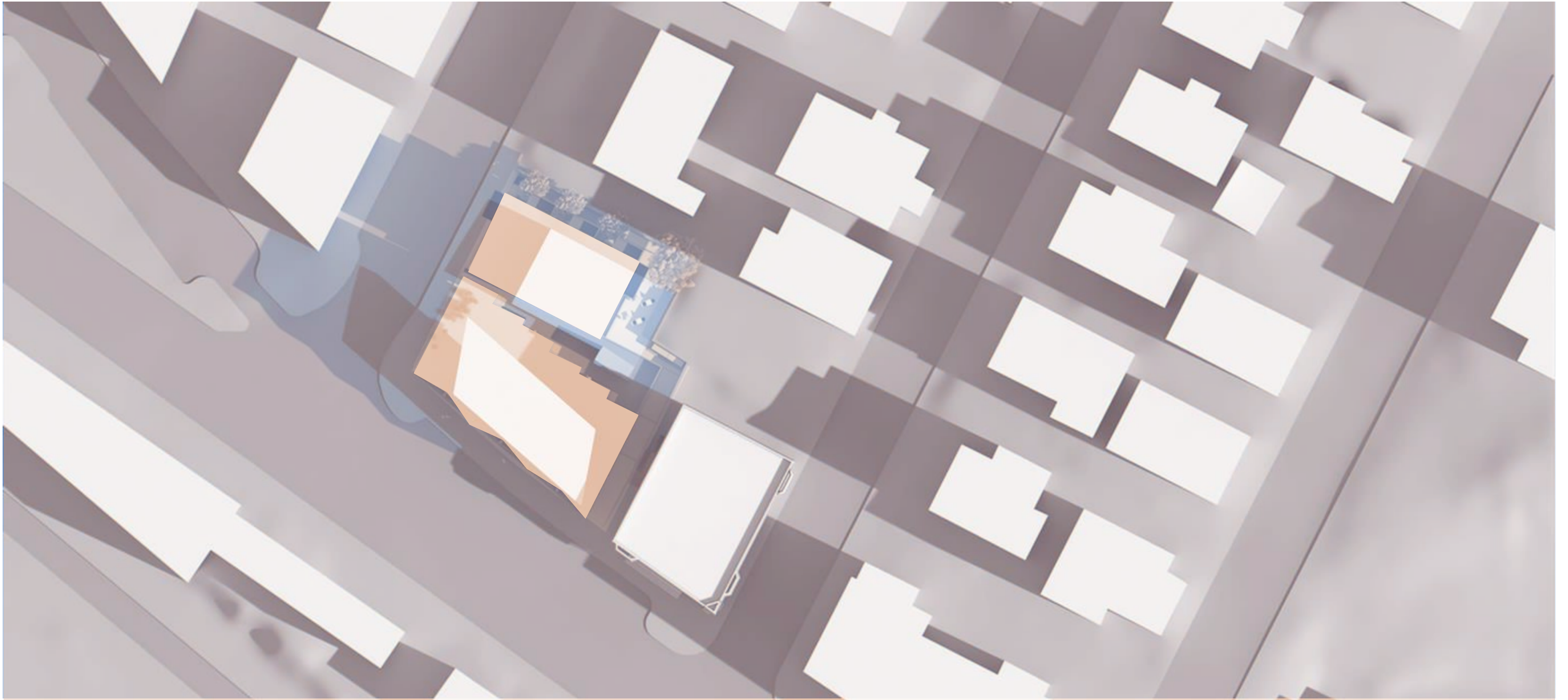
September 21st_9am



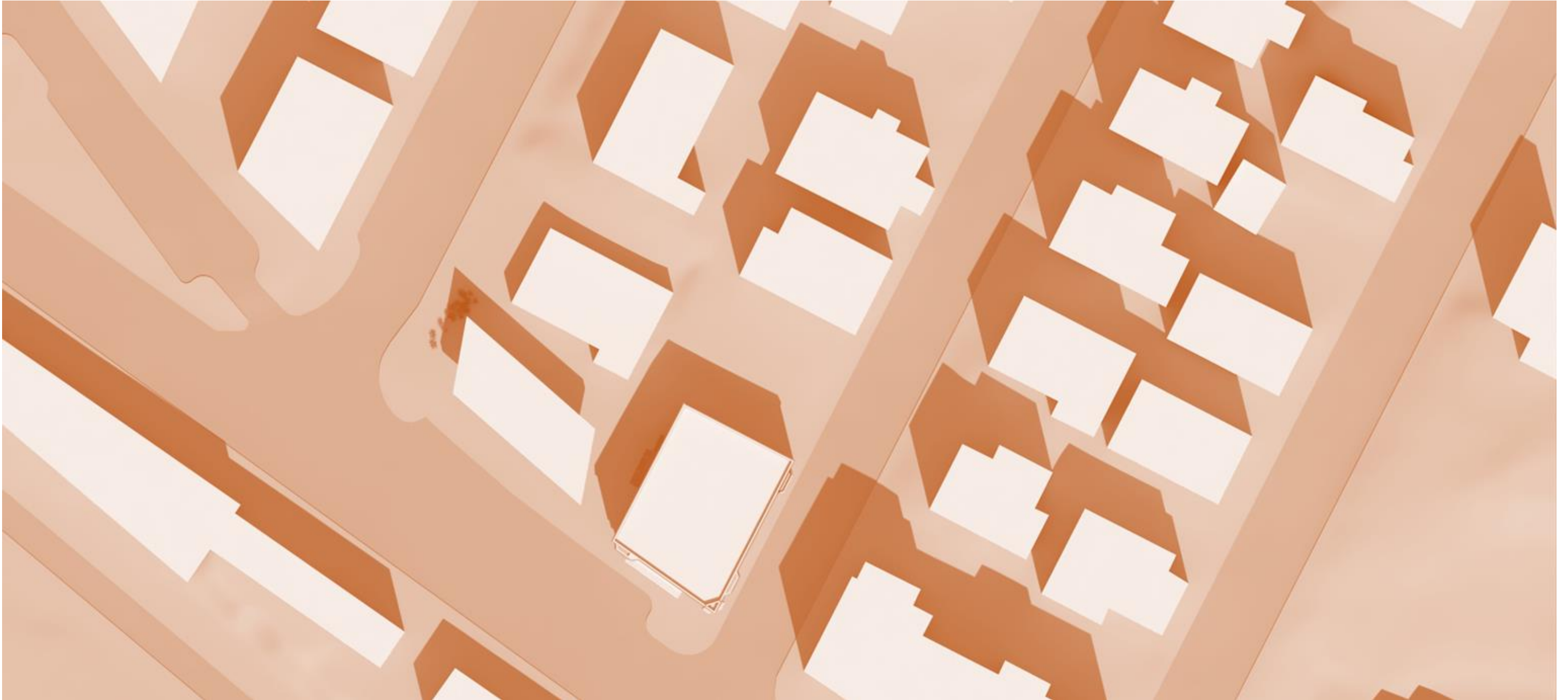
September 21st_9am



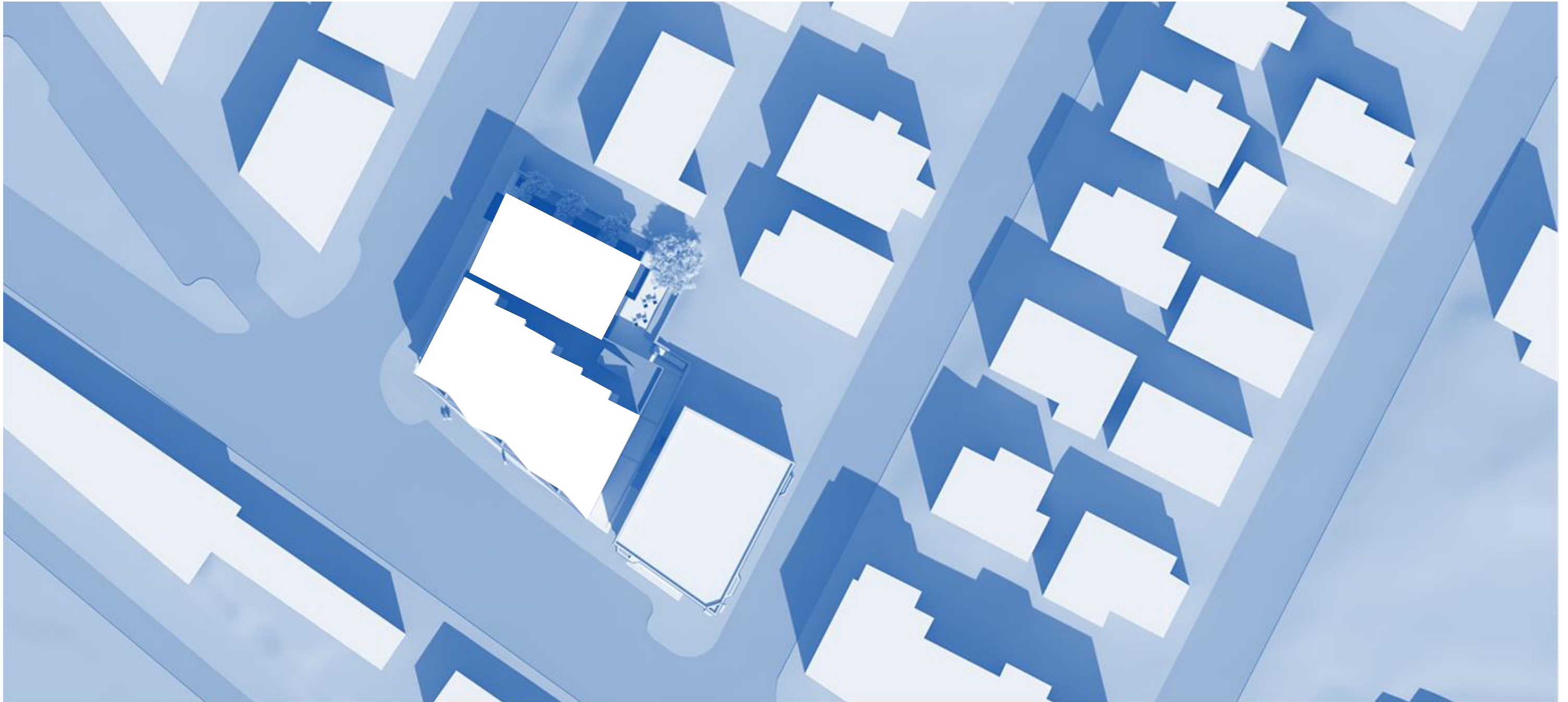
September 21st_9am



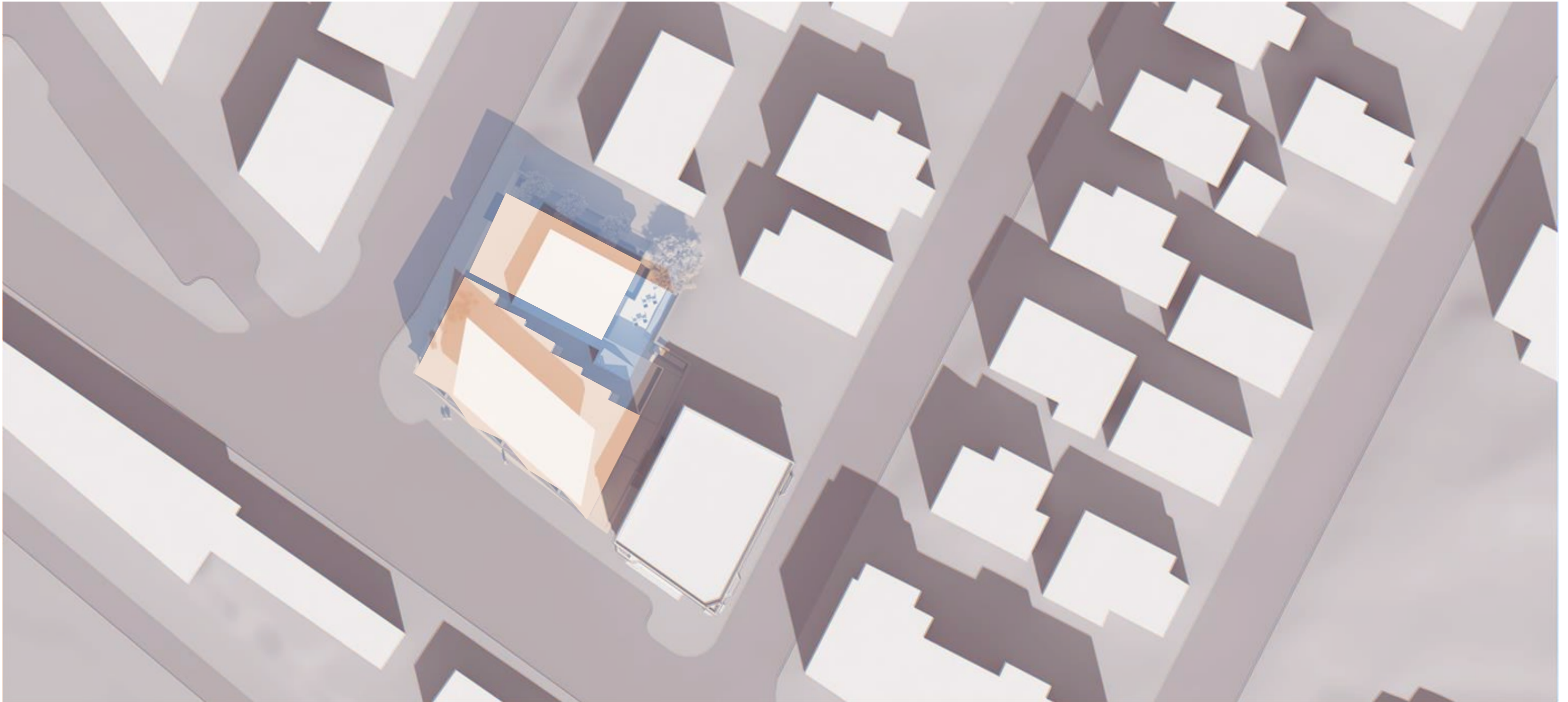
September 21st_12pm



September 21st_12pm



September 21st_12pm



September 21st_15pm



September 21st_15pm



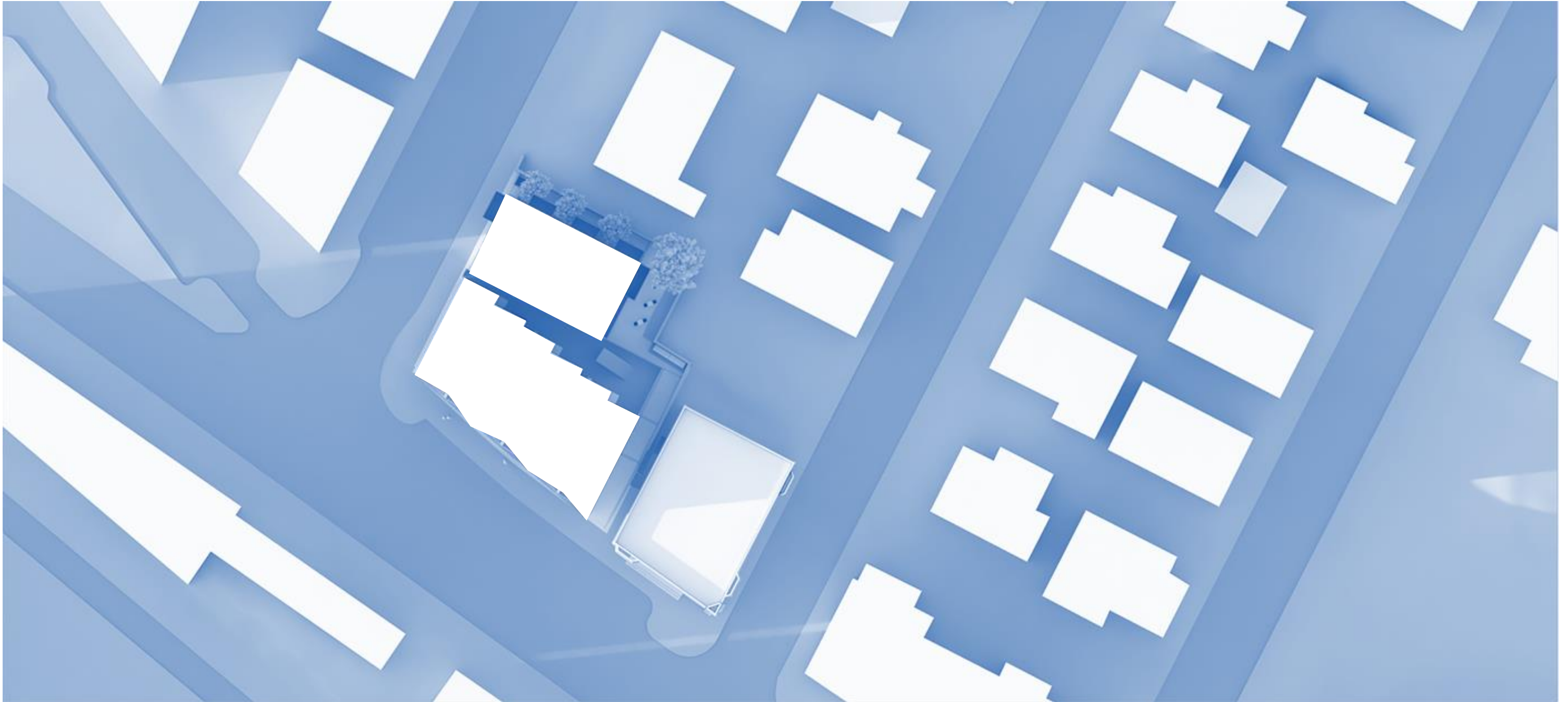
September 21st_15pm



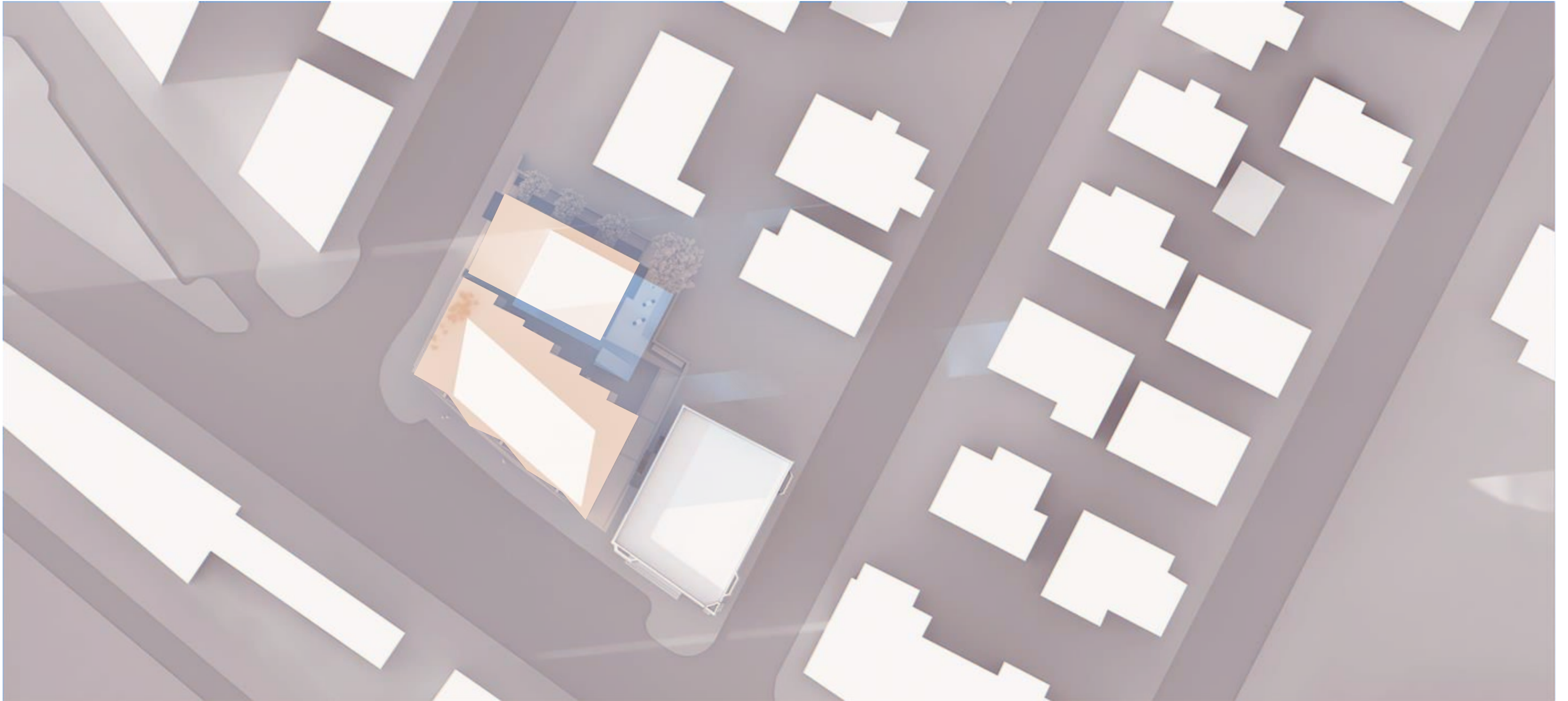
September 21st_18pm



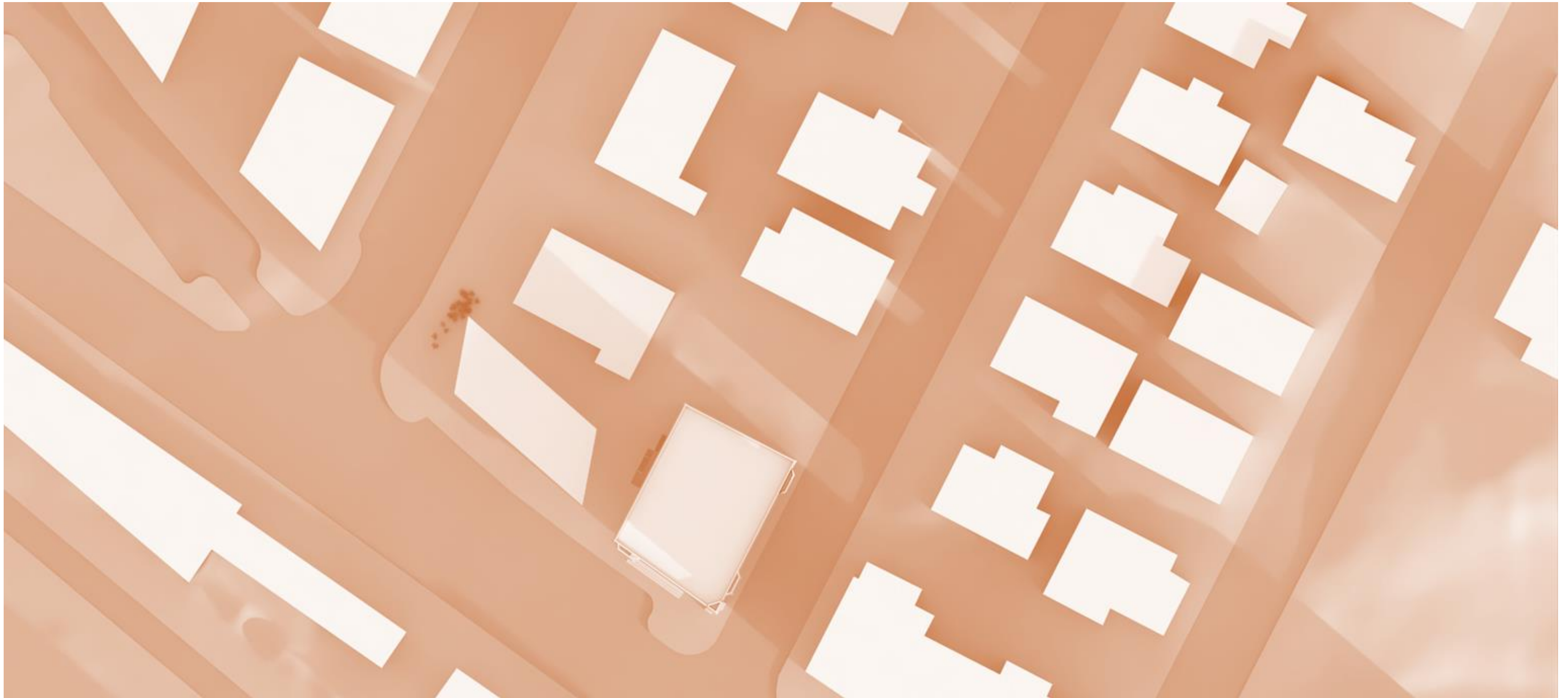
September 21st_18pm



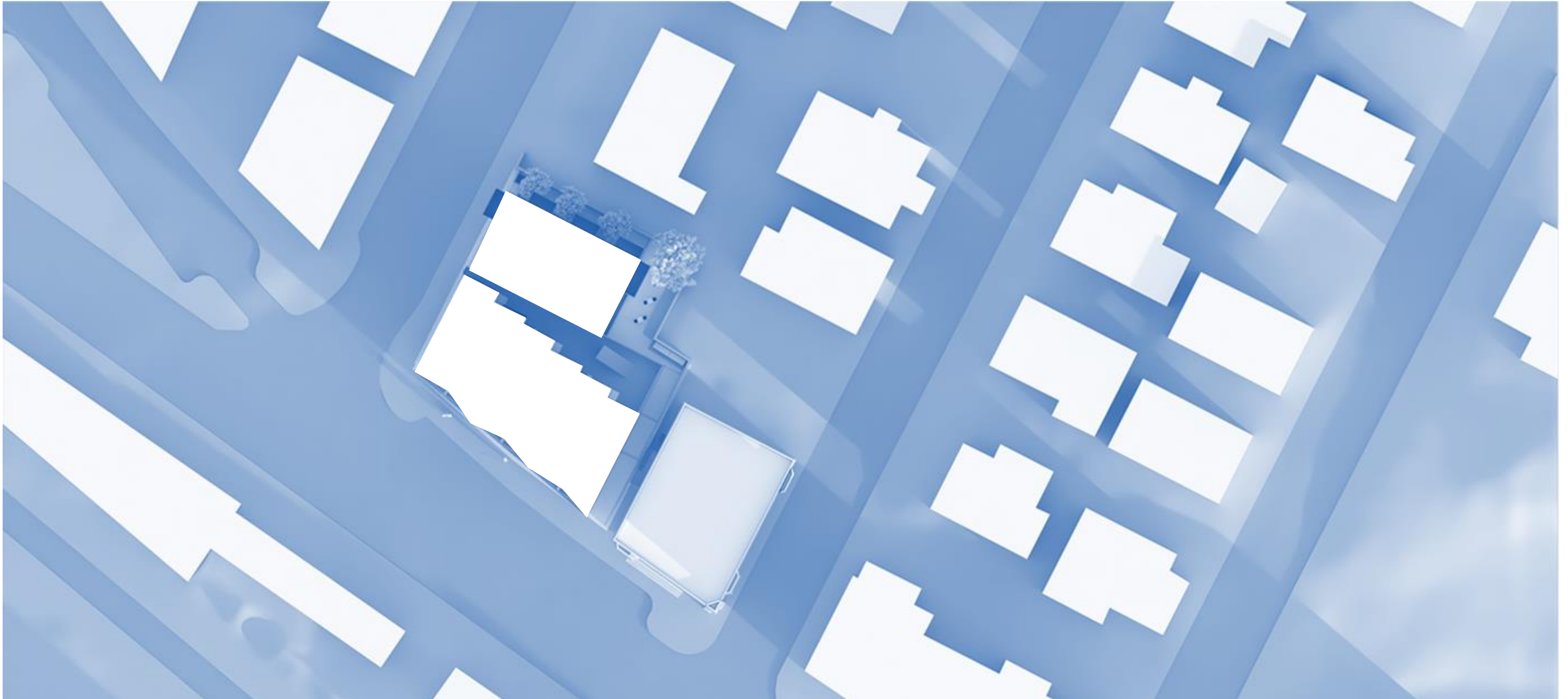
September 21st_18pm



December 21st_9am



December 21st_9am



December 21st_9am



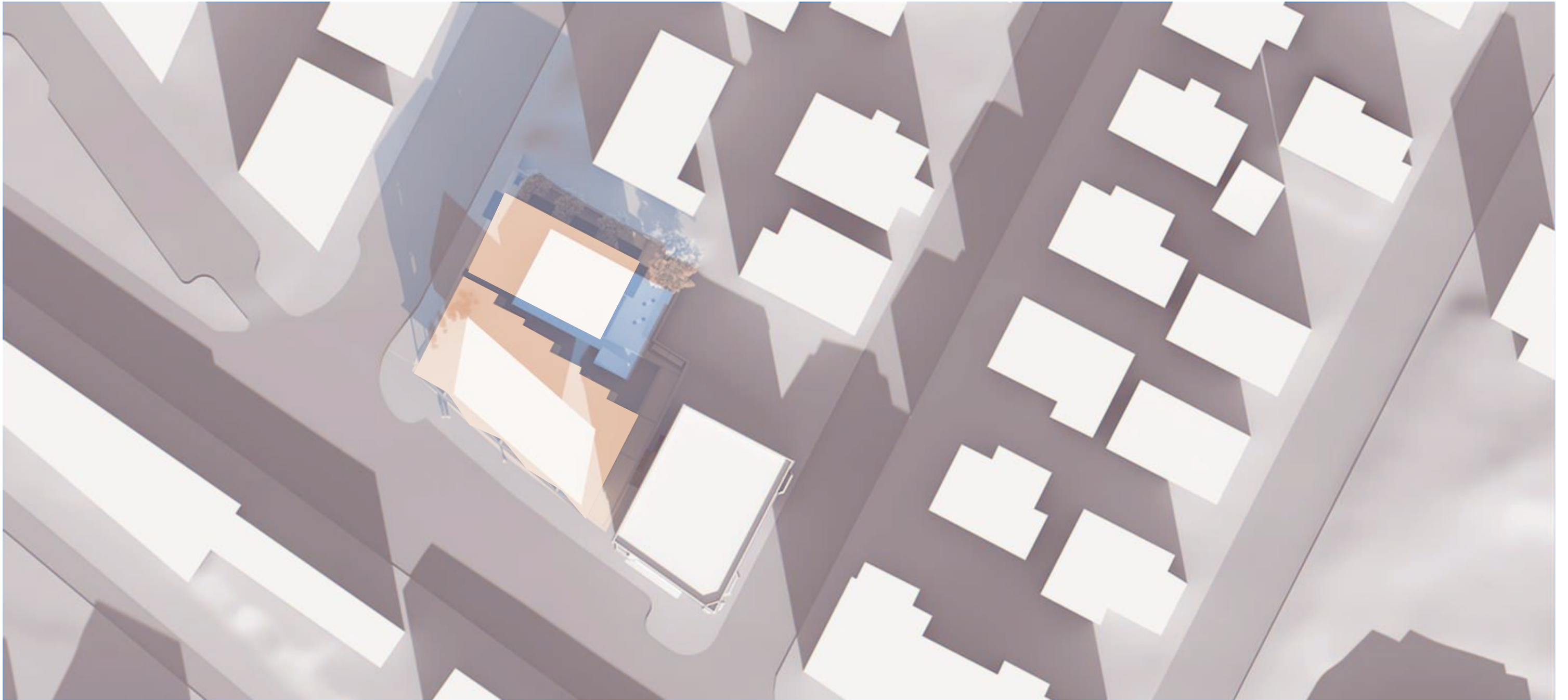
December 21st_12pm



December 21st_12pm



December 21st_12pm



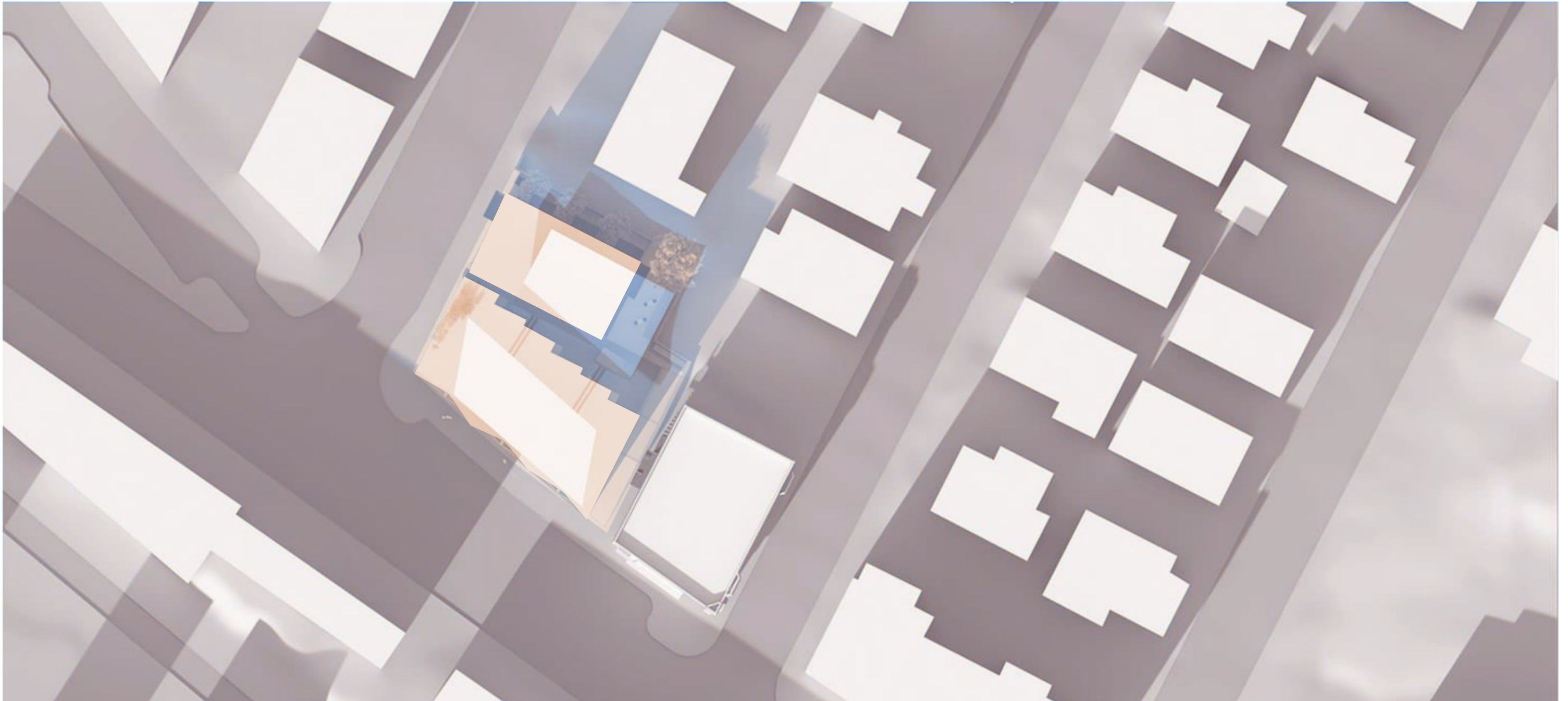
December 21st_15pm



December 21st_15pm



December 21st_15pm



LANDSCAPE

Landscape Plan – Ground Level



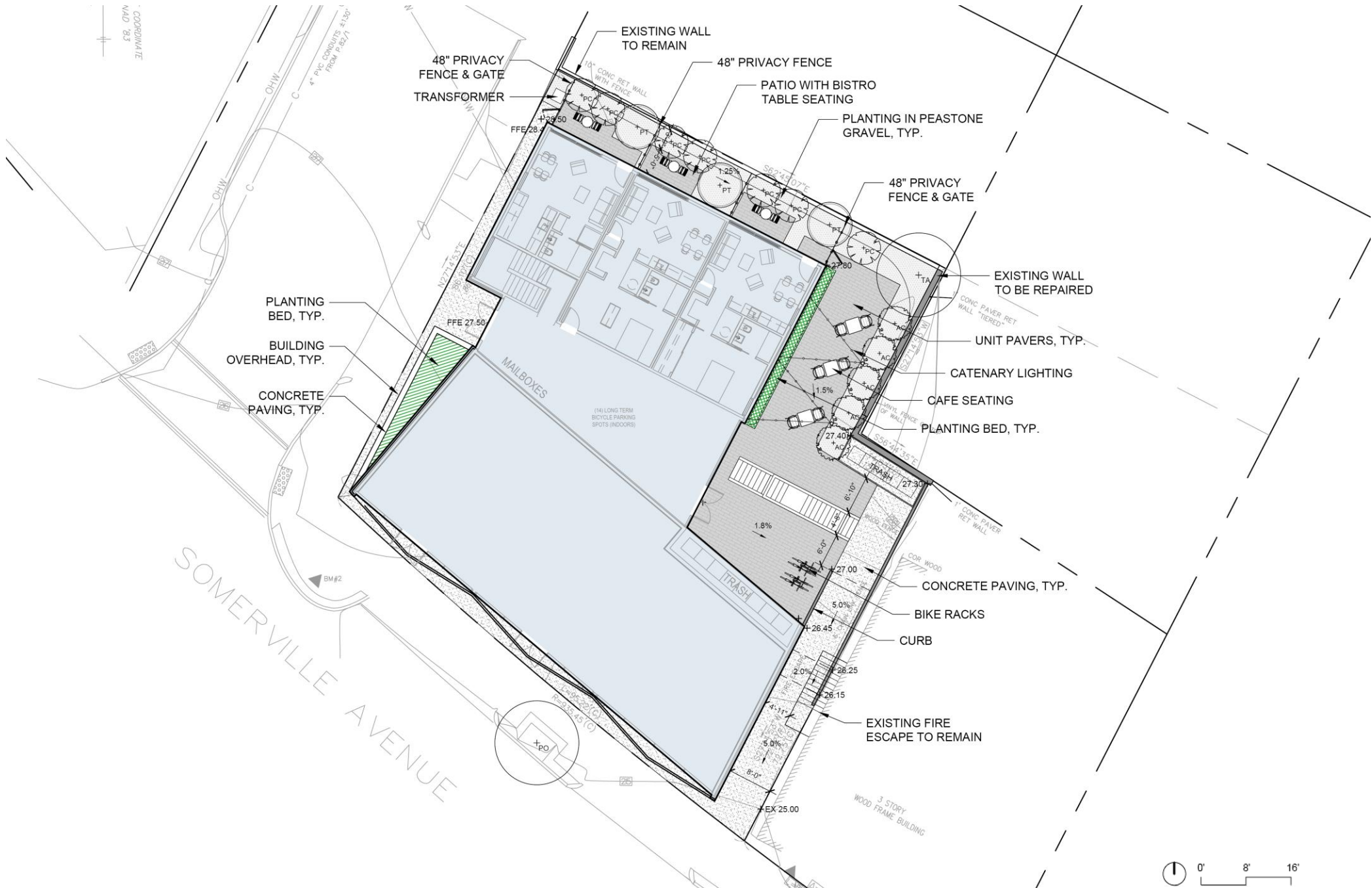
Cast-in-Place
Concrete Paving



Unit Pavers



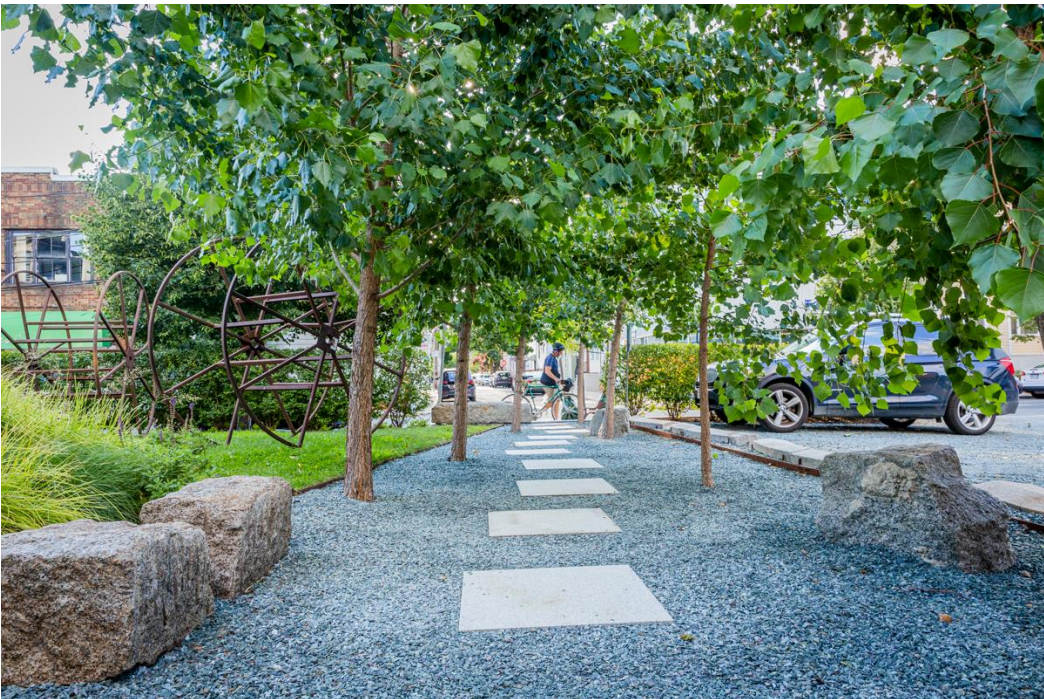
Peastone
Gravel Paving



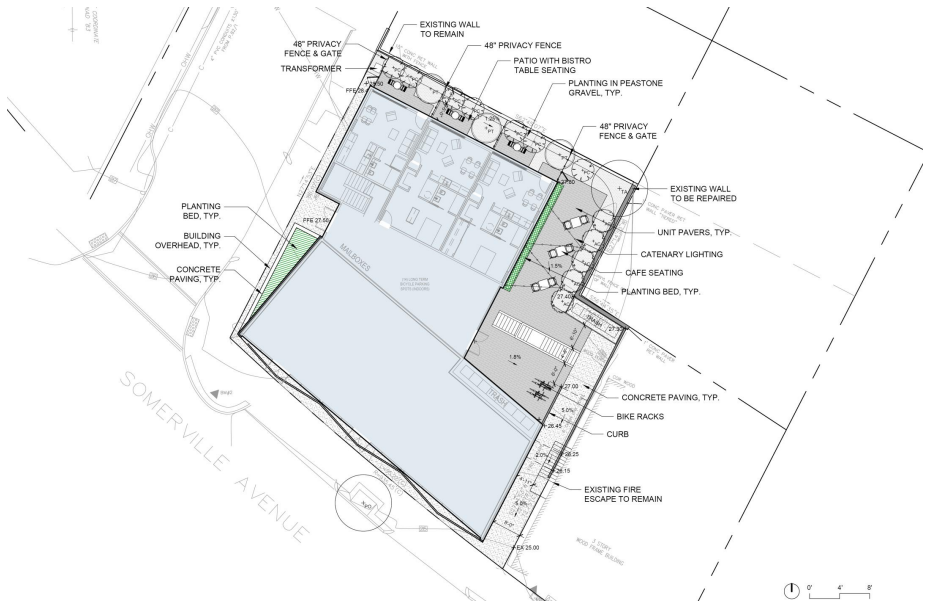
Landscape Precedents – Ground Level



Courtyard



Back Patios



Key Plan

Landscape Plan – Terrace



Wood Decking



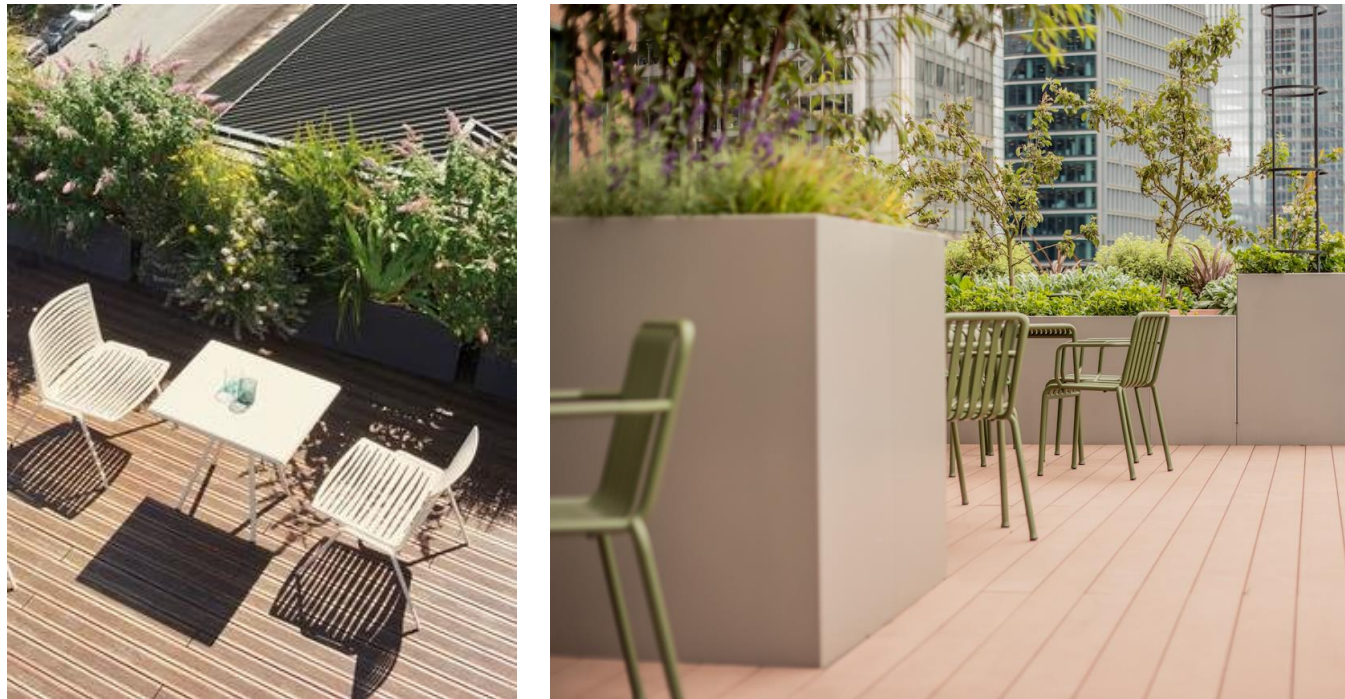
Concrete Unit Pavers



Freestanding Planters



Landscape Precedents – Terrace

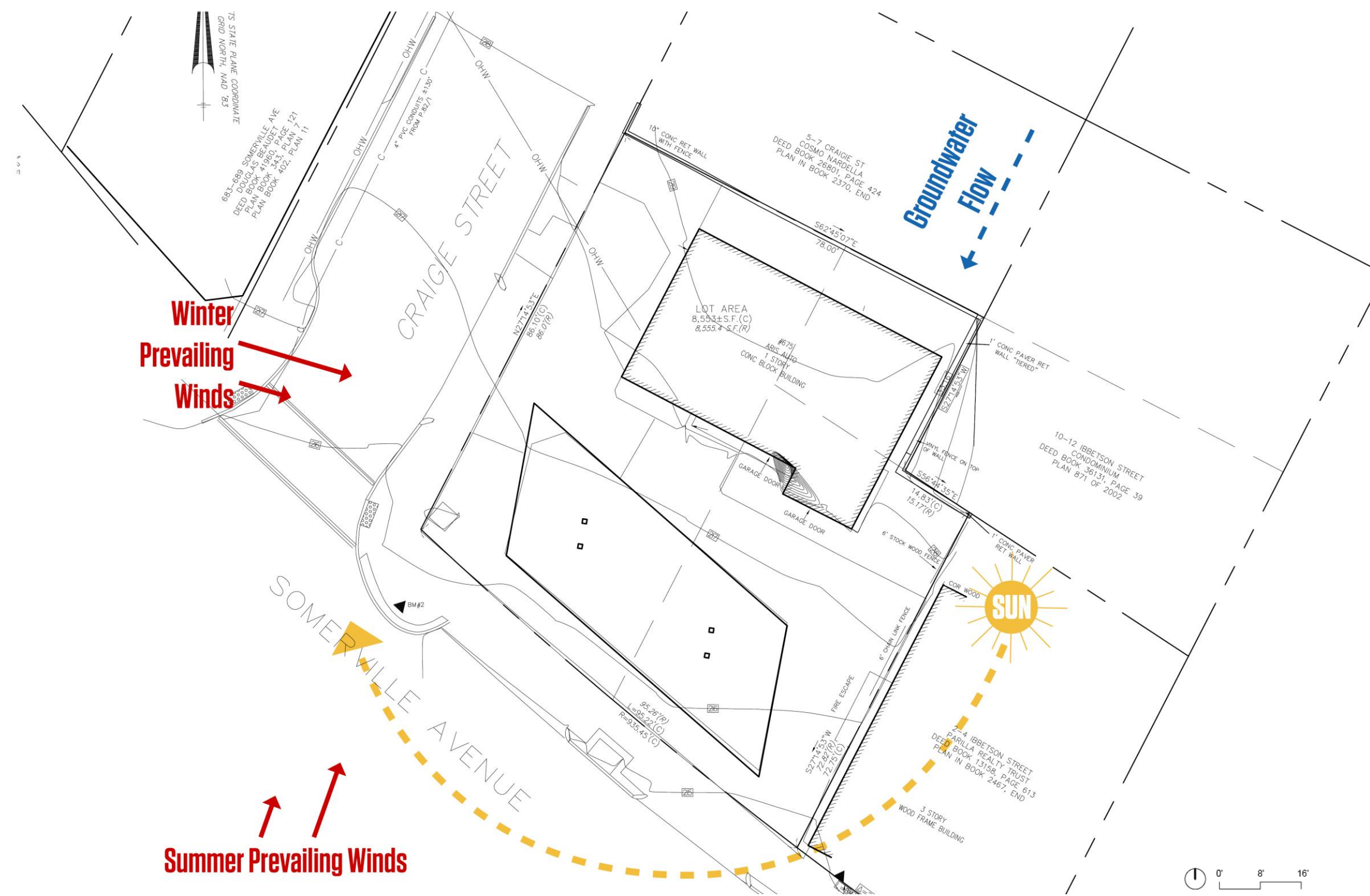


Terrace Planters & Seating

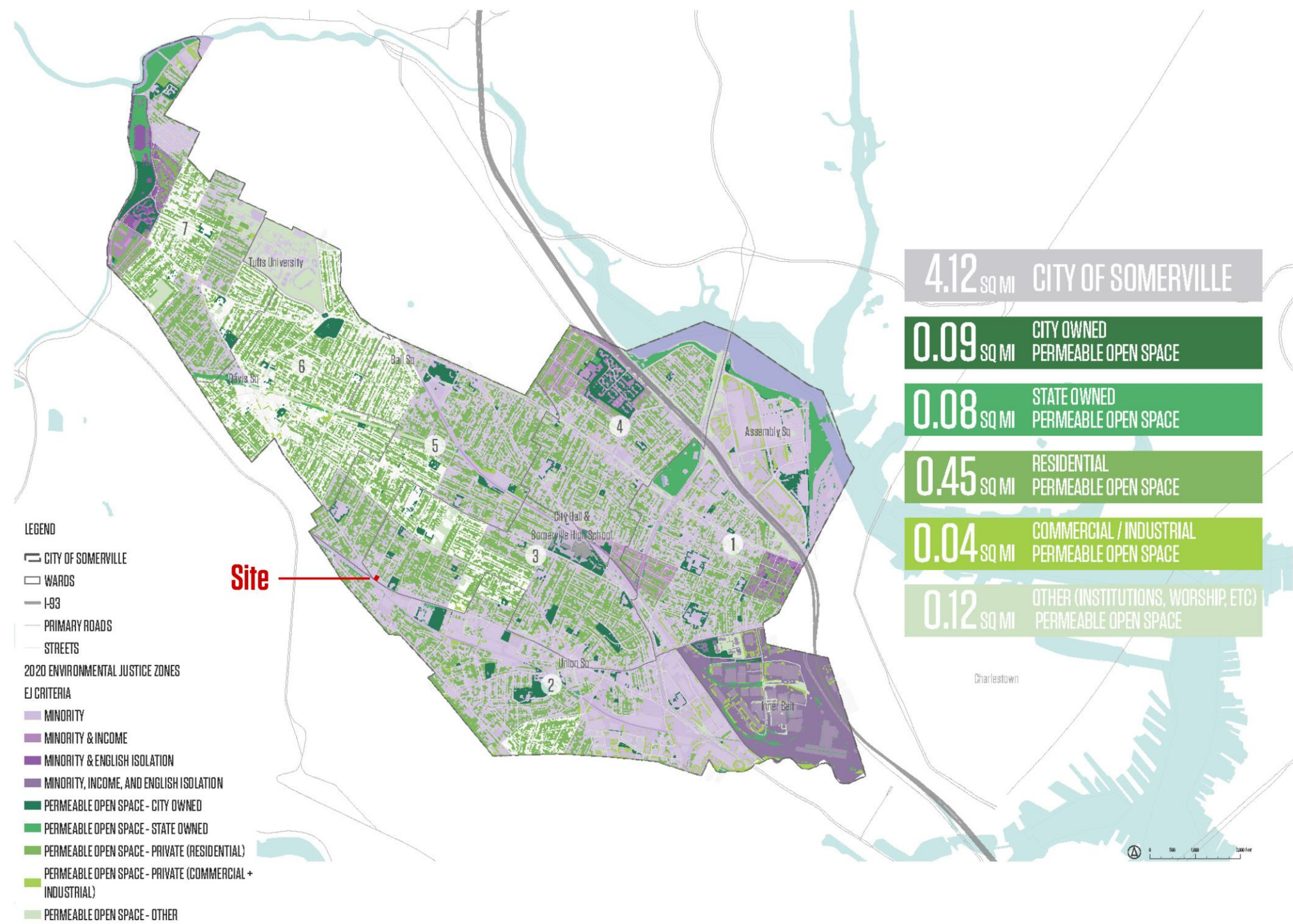


Key Plan

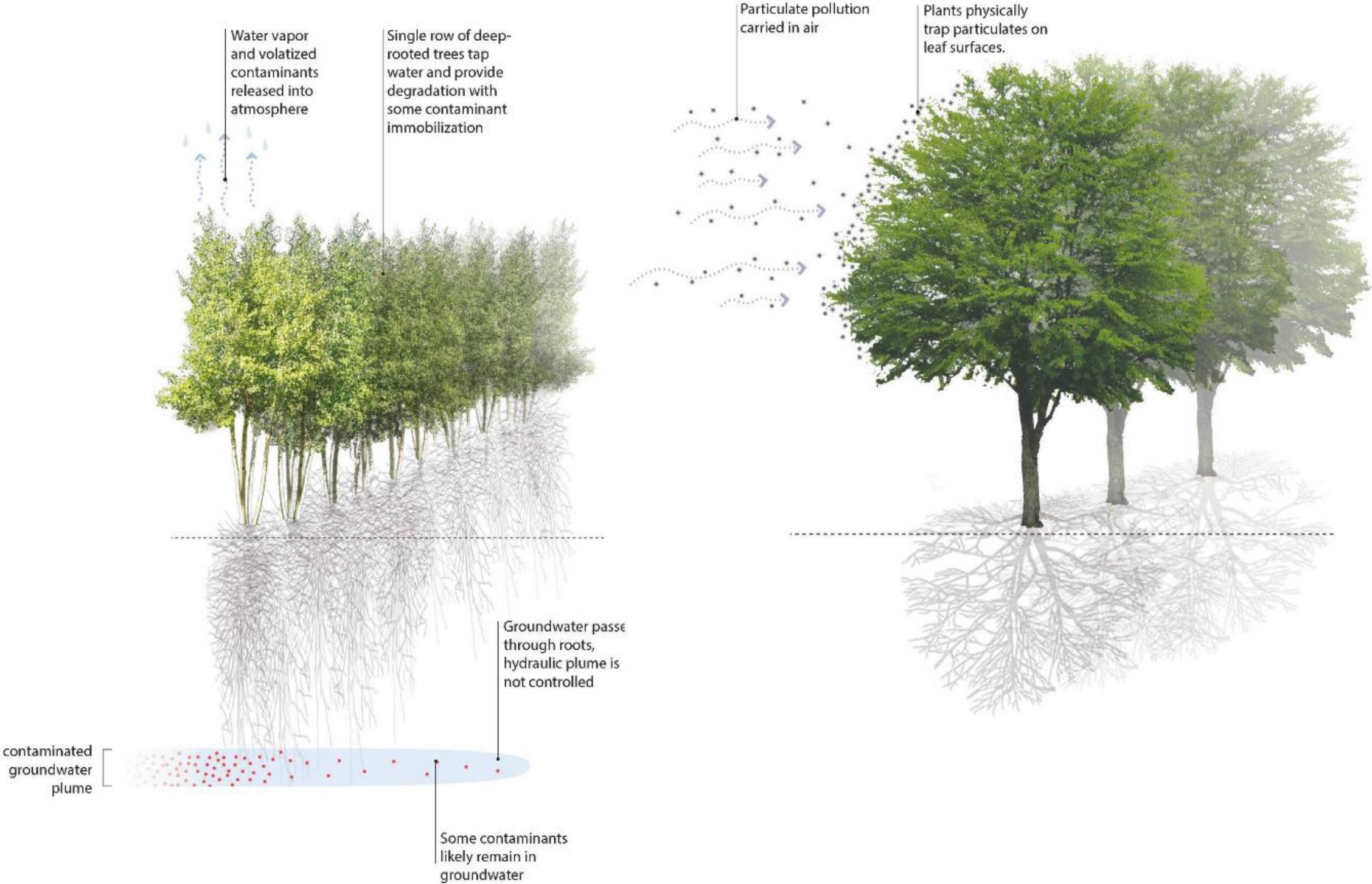
Existing Conditions



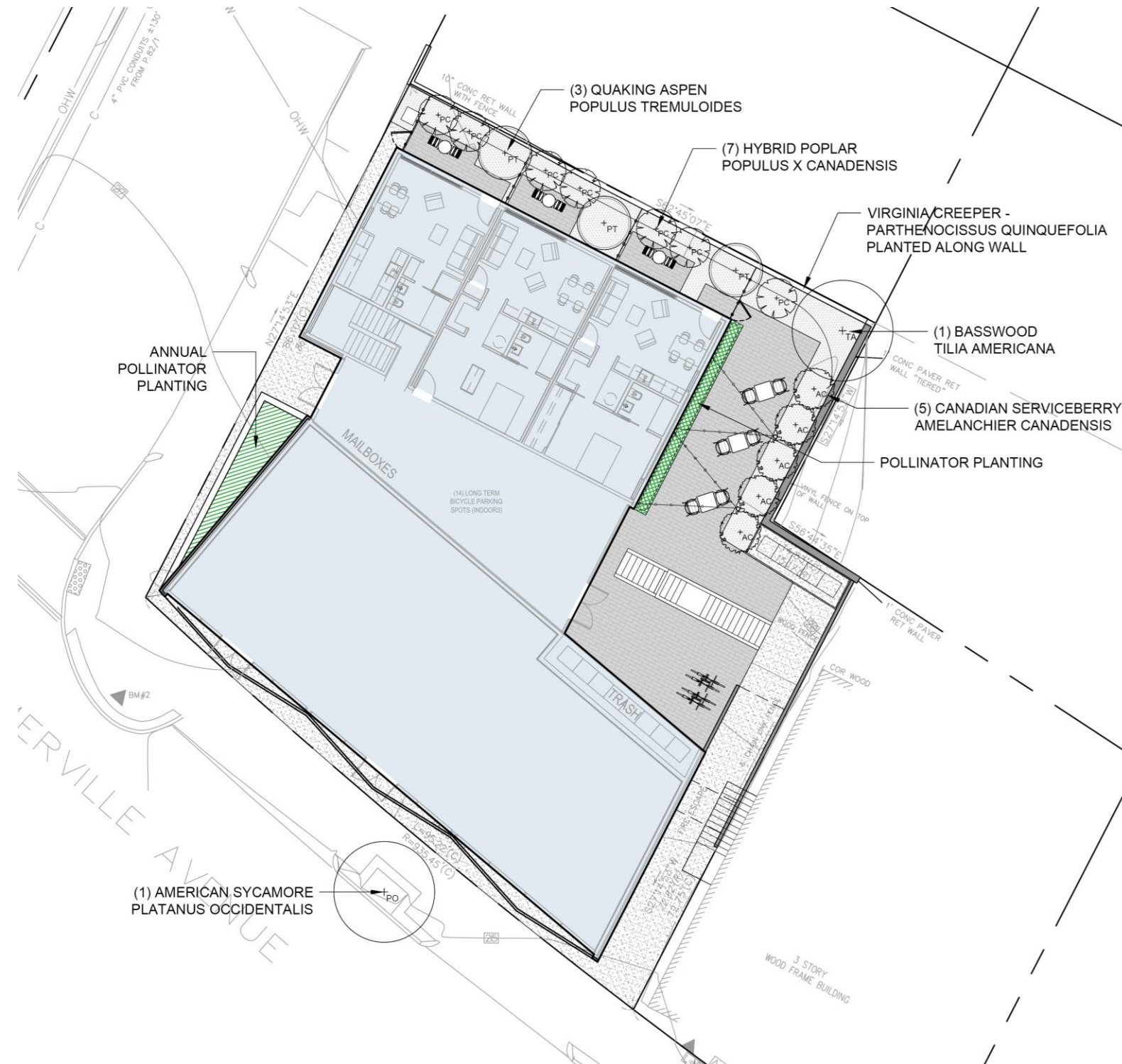
Somerville Pollinator Action Plan & Open Space



Productive Planting



Planting Plan - Ground Level



Basswood –
Tilia americana



American Sycamore –
Platanus occidentalis



Quaking Aspen -
Populus tremuloides



Hybrid Poplar -
Populus x canadensis

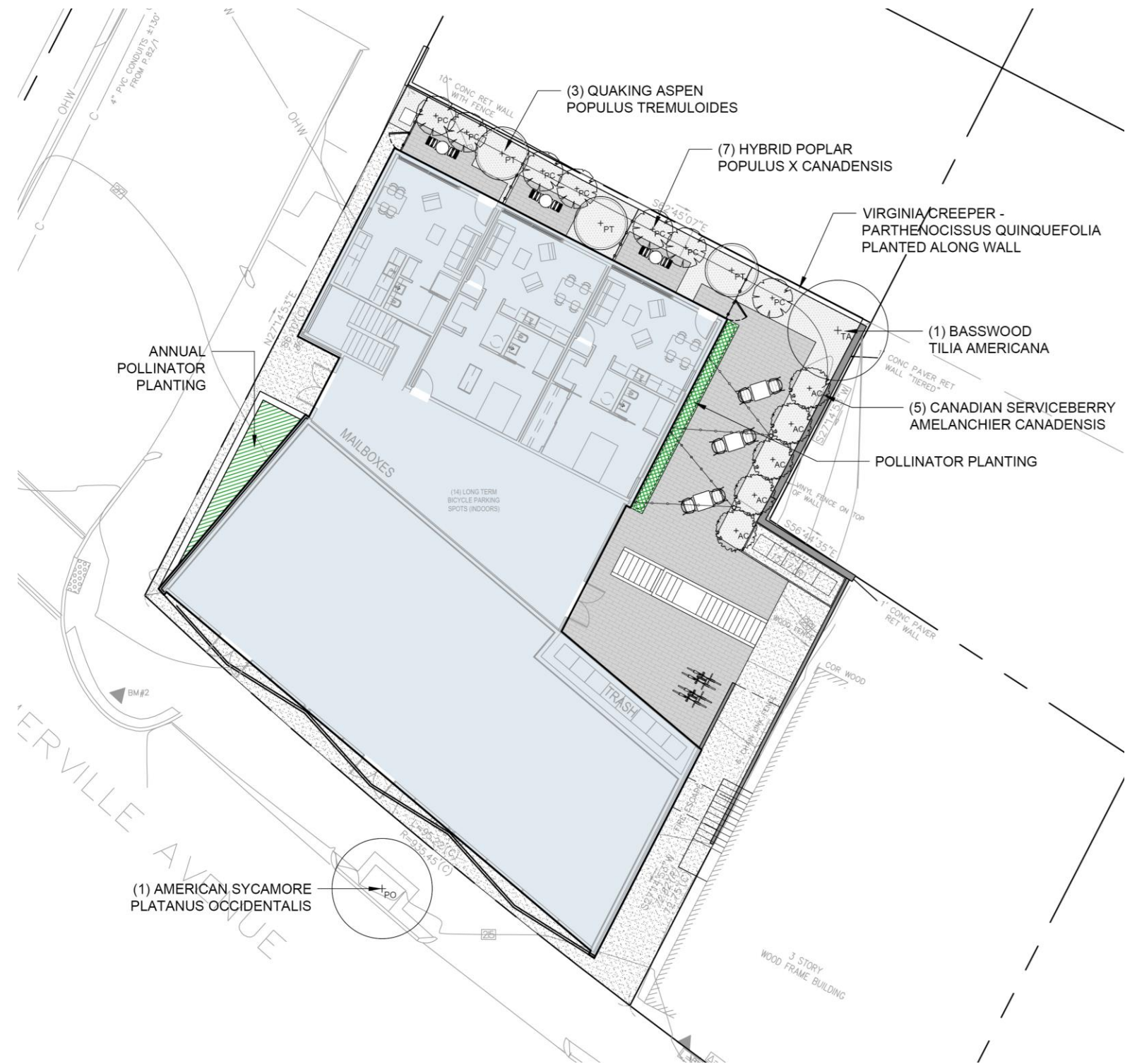


Canadian Serviceberry –
Amelanchier canadensis



Virginia Creeper –
Parthenocissus quinquefolia

Planting Plan - Ground Level



Pollinator Planting



Planting Plan - Terrace



Shady Pollinator Planting



Planting Plan - Roof



Key	Area	Qty		Botanical Name	Common Name	Condition	Spacing
Extensive Green Roof							
SED							
	Base layer	4923	SF	Sedum mix: minimum 8 species, from the following: <i>Phedimus takesimensis</i> <i>Phedimus eliacombianum</i> <i>Phedimus floriferum</i> <i>Sedum album</i> 'Coral Carpet', 'Elizabeth', or 'France' <i>Sedum hybridum</i> 'Immergrünchen' <i>Sedum kamschatcicum</i> <i>Sedum reflexum</i> <i>Sedum rupestre</i> <i>Sedum sexangulare</i> <i>Sedum spurium</i> 'John Creech', 'White Form', and 'Schorbuser Blut'		mats	throughout planting area
	15%	738	ea	<i>Phlox subulata</i>	Phlox subulata	plugs	small groupings of 3-5 in sedum- only zones
NP1 Native Pollinator Mix- Coarse Texture							
	NP1A	2053	SF	Planted into sedum where indicated		plugs	15" o.c.
	20%	308	ea	<i>Allium cernuum</i>	Nodding Onion		
	20%	308		<i>Asclepias tuberosa</i>	Butterfly Weed		
	15%	231		<i>Penstemon hirsutus</i>	Hairy Beardtongue		
	20%	308		<i>Lupinus perennis</i>	Wild Lupine		
	10%	154		<i>Echinacea purpurea</i>	Purple Coneflower		
	15%	231		<i>Pycnanthemum tenuifolium</i>	Threadleaf Mountain Mint		
		2053	SF	Overseeding mix of the following species: <i>Coreopsis lanceolata</i> <i>Coreopsis grandifolia</i> <i>Echinacea pallida</i> <i>Echinacea purpurea</i> <i>Gaillardia pulchella</i> <i>Monarda fistulosa</i> <i>Monarda punctata</i> <i>Penstemon grandiflorus</i> <i>Oligoneuron album</i>		pure live seed	5 oz/ 1000 SF
					Lanceleaf Coreopsis		
					Largeflowered Coreopsis		
					Pale Purple Coneflow		
					Purple Coneflower		
					Blanketflower		
					Wild Bergamot		
					Dotted Horsemint		
					Largeflower Beardtongue		
					Upland White Goldenrod		
	NP1B	225	SF	Planted into sedum where indicated		plugs	15" o.c.
	20%	34	ea	<i>Allium cernuum</i>	Nodding Onion		
	20%	34		<i>Allium nigrum</i>	Ornamental Onion		
	10%	11		<i>Allium stellatum</i>	Prairie Onion		
	25%	42		<i>Geum triflorum</i>	Prairie Smoke		
	25%	42		<i>Ruellia humilis</i>	Wild Petunia		
NP2 Native Pollinator Mix- Soft Texture							
		1420	SF	Planted into sedum where indicated		plugs	18" o.c.
	20%	142	ea	<i>Bouteloua gracilis</i>	Blue Grama		
	30%	213		<i>Koeleria macrantha</i>	Prairie June Grass		
	20%	142		<i>Muhlenbergia reverchonii</i>	Seep Muhly Grass		
	20%	142		<i>Sporobolus heterolepis</i>	Prairie Dropseed		
	10%	71		<i>Amsonia hubrichtii</i>	Threadleaf Bluestar		
		1420	SF	Overseeding mix of the following species: <i>Andropogon ternarius</i> <i>Bouteloua curtipendula</i> <i>Eragrostis spectabilis</i> <i>Eupatorium hyssopifolium</i> <i>Schizachyrium scoparium</i>		pure live seed	5 oz/ 1000 SF
					Split Buestern		
					Sideoosts grama		
					Purple Love Grass		
					Hyssop-leaved Boneset		
					Little Bluestern		



Landscape Plans – Green Score



Ground Level



Terrace



Roof

Somerville Green Score - Proposed					
DIRECTIONS:					
1. Enter the Lot Area in square feet to the right >>>					
2. Enter the area in square feet or the number of landscape elements					
		Area or Number			
		8,420			
		Sq Ft Credit	Multiplier	Weighted Area	Score Value
Soils					
Landscaped area with a soil depth less than 24 inches (enter square feet)	0	actual sq ft	0.3	0	0.000
Landscaped area with a soil depth equal to or greater than 24 inches (enter square feet)	60	actual sq ft	0.6	36	0.004
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (enter square feet)	1,250	actual sq ft	0.2	250	0.030
Pervious Paving with more than 24 inches of subsurface soil or gravel (enter square feet)	555	actual sq ft	0.5	277.5	0.033
Groundcovers					
Turf grass, mulch, and inorganic surfacing materials (enter square feet)	0	actual sq ft	0.1	0	0.000
Plants					
Vegetation less than two (2) feet tall at maturity (enter square feet)	0	actual sq ft	0.2	0	0.000
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	20	12	0.3	72	0.009
Trees					
Small Tree (enter number of trees)	12	50	0.6	360	0.043
Large Tree (enter number of trees)	4	450	0.6	1080	0.128
Engineered Landscape					
Vegetated Wall (enter square feet)	0	actual sq ft	0.1	0	0.000
Rain gardens, bioswales, and stormwater planters (enter square feet)	0	actual sq ft	1.0	0	0.000
Green Roof with up to 6" of growth medium (enter square feet)	3,465	actual sq ft	0.1	346.5	0.041
Green Roof with 6"-10" of growth medium (enter square feet)	0	actual sq ft	0.4	0	0.000
Green Roof of 10"-24" growth medium (enter square feet)	140	actual sq ft	0.6	84	0.010
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees			N/A

Possible Bonuses	
Publicly Visible Landscape	0.1
Native Species	0.1
High Value Species	0.1
50% Irrigation from storm water	0.1
Food cultivation	0.1
De-paved lot area	0.1

Required Score:
Target Score:
Actual Green Score:

Green Score District Requirements			
NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI
0.35	0.25	0.20	0.20
0.40	0.3	0.25	-
0.298	0.298	0.298	0.298

Green Score = 0.298

Thank you!

MBLU	Location	Owner Name	Co-Owner Name	Address 1	Address 2	City, State, Zip
37/ A/ 16/ /	709 SOMERVILLE AVE	CUMBERLAND FARMS INC TAX		165 FLANDERS ROAD		WESTBOROUGH, MA 01581
38/ A/ 63/ /	7 DANTE TERR	DANTE CLUB INC		7 DANTE TERR		SOMERVILLE, MA 02143-2305
38/ A/ 71/ /	689 SOMERVILLE AVE	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ A/ 73/ /	691 SOMERVILLE AVE	BOYAGES REILLY GARRIE TRUSTEE	DEAN INVESTMENT TRUST	691 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ A/ 74/ /	4 OAK TERR	BOYAGES REILLY GARRIE	DEAN INVESTMENT TRUST	691 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ F/ 14/ /	28 LOWELL ST	28 LOWELL REALTY LLC		17 BLUEBERRY LANE		LEXINGTON, MA 02420
38/ F/ 22/ /	657 SOMERVILLE AVE	SOMERVILLE COMMUNITY CORP		337 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ G/ 1/ /	3 CRAIGIE ST	VARELIS GEORGE		675 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ G/ 21/ /	669 SOMERVILLE AVE	PARILLA DONALD E & LODIA L TRSTES	PARILLA REALTY TRUST	49A FAIRMONT ST		ARLINGTON, MA 02474
39/ A/ 1/ /	684 SOMERVILLE AVE	NEW YORK CAPITAL INVESTMENT GRO		500 TURNPIKE STREET		CANTON, MA 02021
39/ A/ 2/ /	670 SOMERVILLE AVE	NEW YORK CAPITAL INVESTMENT GRO		500 TURNPIKE STREET		CANTON, MA 02021
39/ A/ 3/ /	664 SOMERVILLE AVE	NEW YORK CAPITAL INVESTMENT GRO		500 TURNPIKE STREET		CANTON, MA 02021
39/ B/ 1/ /	644 SOMERVILLE AVE	WALKER JANET B TRUSTEE	THE WALKER FAMILY REVOCABLE TRU	642 SOMERVILLE AVE		SOMERVILLE, MA 02143
39/ G/ 8/ /	11 MILLER ST	MILLER PARK CORPORATION		PO BOX 66		SOMERVILLE, MA 02143
37/ C/ 18/ /	14 STANFORD TERR	WATSON ROSEMARY TRUSTEE	ROSEMARY WATSON TRUST	14 STANFORD TERR		SOMERVILLE, MA 02143
37/ C/ 19/ /	10 STANFORD TERR	SHEPHERD DAVID W	C/O ROCKMONT MANGEMENT	PO BOX 440433		SOMERVILLE, MA 02144
37/ C/ 20/ /	6 STANFORD TERR	STANFORD LAND LLC		57 REAR CHERRY ST		SOMERVILLE, MA 02144
37/ C/ 27/ /	11 GREENWOOD TERR	JARVIS MARK & JO ELLEN		8 ALDERSGATE WAY		NORTH READING, MA 01864
38/ A/ 3/ /	7 EVERGREEN SQ	BOYAGES REILLY GARRIE TRSTEE	DEAN INVESTMENT TRUST	691 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ A/ 4/ /	11 CRAIGIE TERR	AMITAN KONSTANTIN & NATASHA		82 SHARPE RD.		NEWTON, MA 02459
38/ A/ 66/ /	20 CRAIGIE ST	LANE BRIAN		42 EIGHTH STREET UNIT 3112		BOSTON, MA 02129
38/ A/ 67/ /	0 CRAIGIE ST	22 CRAIGIE STREET LLC	C/O CAROK SORENTI LANE	2 GERSHON WAY		WINCHESTER, MA 01890
38/ A/ 68/ /	7 CRAIGIE TERR	SILVA REALTY 1 LLC		85 EAST INDIA ROW 37B		BOSTON, MA 02110
38/ A/ 69/ /	12 CRAIGIE TERR	SILVA REALTY 1 LLC		85 EAST INDIA ROW 37B		BOSTON, MA 02110
38/ A/ 75/ /	3 ELM ST	REID DEBORAH A TRUSTEE	19A LINDEN AVE REALTY TRUST	P O BOX 440361		SOMERVILLE, MA 02144
38/ F/ 2/ /	7 IBBETSON ST	TRUST ROBERT J JOSEPH REALTY	JOSEPH ROBERT J TRSTE	38 PIERREPONT RD		WINCHESTER, MA 01890
38/ F/ 3/ /	9 IBBETSON ST	JOYCE MATTHEW J & REBECCA		9 IBBETSON ST		SOMERVILLE, MA 02143
38/ F/ 4/ /	15 IBBETSON ST	ZHANG CHUNNA & HARRINGTON DAVID		56 HORSE HILL ST		DUNSTABLE, MA 01827
38/ F/ 5/ /	17 IBBETSON ST	PINO JR ARTHUR J & THOMAS &	PINO WILLIAM & PINO-FEE MARY E	142 WASHINGTON ST		MEDFORD, MA 02155
38/ F/ 6/ /	23 IBBETSON ST	VINCENT JESSE R		PO BOX 441333		SOMERVILLE, MA 02144
38/ F/ 7/ /	25 IBBETSON ST	FERRERA MANUEL P & CHRISTINA		84A LEXINGTON ST		BURLINGTON, MA 02143
38/ F/ 8/ /	31 IBBETSON ST	BUNKER DAVID		25 IBBETSON ST UNIT 1		SOMERVILLE, MA 02143
38/ F/ 19/ /	12 LOWELL ST	MEDeiros JOAO L	MEDeiros ALBERTINA	225 BURLINGTON AVE		WILMINGTON, MA 01887
38/ G/ 2/ /	7 CRAIGIE ST	NARDELLA JOHN & ITALIA FOR LIF	NARDELLA COSMO REM	7 CRAIGIE ST		SOMERVILLE, MA 02144
38/ G/ 3/ /	13 CRAIGIE ST	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ G/ 4/ /	0 CRAIGIE ST	YAU SHING TUNG & YU-YUN KUO		11 MAPLE TERR		BELMONT, MA 02478
38/ G/ 5/ /	19 CRAIGIE ST	CHIU ISAAC		81 GLEN RD		BROOKLINE, MA 02445
38/ G/ 12/ /	34 IBBETSON ST	KUMAR SUSHMA & DHARM V		36 FAIRMOUNT AVENUE		SOMERVILLE, MA 02144
38/ G/ 14/ /	30 IBBETSON ST	ROBERTS MARY T & GEORGE T TRUSTI		174 SANDY POND RD		LINCOLN, MA 01773
38/ G/ 15/ /	26 IBBETSON ST	BUNKER CATHERINE J & DAVID M		26 IBBETSON ST		SOMERVILLE, MA 02143
38/ G/ 16/ /	22 IBBETSON ST	PEREIRA ADAM	PEREIRA FILOMENA	24 IBBETSON ST		SOMERVILLE, MA 02143
39/ A/ 5/ /	658 SOMERVILLE AVE	WALKER JANET B TRUSTEE	WALKER FAMILY RVOCABLE TRUST	658 SOMERVILLE AVE		SOMERVILLE, MA 02143
39/ A/ 6/ /	656 SOMERVILLE AVE	WALKER JANET TRUSTEE	WALKER FAMILY REVOCABLE TRUST	656 SOMERVILLE AVE		SOMERVILLE, MA 02143
39/ A/ 7/ /	652 SOMERVILLE AVE	DI RENZO ROCCO & IOLANDA E		PO BOX 45592		SOMERVILLE, MA 02145
39/ A/ 71A/ /	111 SACRAMENTO ST	BUTLER MARGARET J		111 SACRAMENTO ST		SOMERVILLE, MA 02144
39/ G/ 1/ /	17 STANFORD TERR	LUANEY SHOOV MAXWELL S	CASTILLO EDWARD JOSE	15-17 STANFORD TERR		SOMERVILLE, MA 02143
39/ G/ 2/ /	11 STANFORD TERR	BOUZELMAT LAURENT & SPINETTA MAI		9 STANFORD TERRACE #1		SOMERVILLE, MA 02143
39/ G/ 3/ /	7 STANFORD TERR	NOONAN NICOLE M		60 WEST 57TH ST APT 20F		NEW YORK, NY 10019
39/ G/ 6/ 33/ /	33 MILLER ST	CHENG MEI CHIN & TANYA		33 MILLER ST		SOMERVILLE, MA 02143
39/ G/ 6/ 35/ /	35 MILLER ST	HUANG SAM YONGQIANG		15 ASPINWALL AVE #2		BROOKLINE, MA 02446
39/ G/ 7/ 23/ /	23 MILLER ST	GORANITIS IRENE & JACKSON ALEX		23 MILLER ST		SOMERVILLE, MA 02144
39/ G/ 7/ 25/ /	25 MILLER ST	CAO GONG-JIE & YANG JIAN-QING		25 MILLER ST		SOMERVILLE, MA 02144
39/ G/ 12/ /	31 MILLER ST	YUAN SHOUYU	ZHU XINHUA	31 MILLER ST		SOMERVILLE, MA 02144
39/ G/ 13/ 27/ /	27 MILLER ST	GUAN JENNY BAO & WEI GUANG		86 LIBBY AVENUE		READING, MA 01867
39/ G/ 13/ 29/ /	29 MILLER ST	NOBRE-HILTON SYLVIA D		11 WOODBURY LN		N DARTMOUTH, MA 02747
39/ H/ 1/ /	24 MILLER ST	HOLMES ALEXANDRA E & MAULL NANC		24 MILLER STREET		SOMERVILLE, MA 02143
38/ E/ 1/ /	651 SOMERVILLE AVE	CITY OF SOMERVILLE	FIRE STATION	93 HIGHLAND AVE		SOMERVILLE, MA 02143
38/ A/ 70/ /	8 CRAIGIE ST	8-14 CRAIGIE ST LLC		PO BOX 390128		CAMBRIDGE, MA 02139
37/ C/ 7/ /	000R BEACON ST	MBTA	C/O MARK DOYLE R E DIRECTOR	10 PARK PLAZA SUITE 5720		BOSTON, MA 02116
39/ A/ 4/ 1/ /	660 SOMERVILLE AVE	BROEKMAN MAARTEN J	NGUYEN VO BROEKMAN FRANCESCA	660 SOMERVILLE AVE #1		SOMERVILLE, MA 02143
39/ A/ 4/ 2/ /	660 SOMERVILLE AVE	GUTHERY JEFF		48 LOVEGRASS LANE		SUNSET VALLEY, TX 78745
39/ A/ 4/ 3/ /	660 SOMERVILLE AVE	FRIED BRIAN		660 SOMERVILLE AVE		SOMERVILLE, MA 02144
38/ G/ 19/ 1/ /	12 IBBETSON ST	SCHUMACHER RYAN		12 IBBETSON ST		SOMERVILLE, MA 02143
38/ G/ 19/ 2/ /	10 IBBETSON ST	BEDFORD LISA A		10 IBBETSON ST		SOMERVILLE, MA 02143
38/ G/ 19/ 3/ /	10 IBBETSON ST	MITRA DAVEASHISH K		10 IBBETSON ST		SOMERVILLE, MA 02143
38/ G/ 18/ 1/ /	14 IBBETSON ST	BOYER NICOLAS & MINGUENEAU MICH		48A TRULL ST		SOMERVILLE, MA 02145
38/ G/ 18/ 2/ /	14 IBBETSON ST	BOUITAUD JEROME		14 IBBETSON ST #2		SOMERVILLE, MA 02144
38/ G/ 18/ 3/ /	14 IBBETSON ST	LECH GARRETT		14 IBBETSON ST UNIT 3		SOMERVILLE, MA 02143
38/ F/ 1/ 665A/ /	665A SOMERVILLE AVE	YU JESSICA		665A SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ F/ 1/ 665B/ /	665B SOMERVILLE AVE	LENICHECK JASON		665B SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ F/ 1/ 667/ /	667 SOMERVILLE AVE	THE ROSSMORE LLC		10 OVERLOOK RIDGE DRIVE #330		MALDEN, MA 02148
38/ G/ 7/ 1/ /	23 CRAIGIE ST #1	DULGARIAN ROBERT & MARANCI CHRIS		23 CRAIGIE ST #1		SOMERVILLE, MA 02143
38/ G/ 7/ 2/ /	23 CRAIGIE ST #2	PEMBERTON ROBERT E JR & GOTTLUEE		23 CRAIGIE ST #2		SOMERVILLE, MA 02143
38/ E/ 2/ 21-1/ /	21 LOWELL ST #1	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ E/ 2/ 21-2/ /	21 LOWELL ST #2	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ E/ 2/ 23-1/ /	23 LOWELL ST #1	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ E/ 2/ 23-2/ /	23 LOWELL ST #2	BEAUDET DOUGLAS	C/O DG REALTY & DEVELOPMENT	689 SOMERVILLE AVE		SOMERVILLE, MA 02143
38/ F/ 16/ 1/ /	24 LOWELL ST #1	BURBANO MARIA	BRYANT JEFFREY BENJAMIN	24 LOWELL ST UNIT 1		SOMERVILLE, MA 02143
38/ F/ 16/ 2/ /	22 LOWELL ST #2	ONEIL EDWARD J & HEATHER B		22 LOWELL ST 2		SOMERVILLE, MA 02143
38/ F/ 16/ 3/ /	22 LOWELL ST #3	HOVAN DELPHINE		22 LOWELL ST #3		SOMERVILLE, MA 02143
38/ F/ 16/ A/ /	22-24 LOWELL ST #A	EISERT ROBYN J		18 LOWELL ST		SOMERVILLE, MA 02143
38/ F/ 20/ 1/ /	10 LOWELL ST #1	JOSEPHSON LAURIE		10 LOWELL ST UNIT 1		SOMERVILLE, MA 02143
38/ F/ 20/ 2/ /	10 LOWELL ST #2	LI LI & FANG WENWEN		10 LOWELL ST #2		SOMERVILLE, MA 02143
38/ G/ 6/ 1/ /	21 CRAIGIE ST	ERIE STREET PROPERTIES LLC		8 WESTWOOD RD		SOMERVILLE, MA 02143
38/ G/ 6/ 2/ /	21 CRAIGIE ST	ERIE STREET PROPERTIES LLC		8 WESTWOOD ROAD		SOMERVILLE, MA 02143
38/ G/ 6/ 3/ /	21 CRAIGIE ST	ERIE STREET PROPERTIES LLC		8 WESTWOOD ROAD		SOMERVILLE, MA 02143
38/ F/ 18/ 16/ /	16 LOWELL ST #16	DAVIS CHRISTOPHER T & ZENDZIAN SC		16 LOWELL ST 16		SOMERVILLE, MA 02143
38/ F/ 18/ 18/ /	18 LOWELL ST #18	EISERT ROBYN J		18 LOWELL ST 18		SOMERVILLE, MA 02143