



City of Somerville

# ZONING BOARD OF APPEALS

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## DECISION

2025 AUG 27 P 3:55

**PROPERTY ADDRESS:** 60 Franklin Street  
**CASE NUMBER:** ZP25-000021  
**OWNER:** Dennis P. Milligan – Power of Attorney, Paul Delory  
**OWNER ADDRESS:** 425 Mallard Lake Circle, Myrtle Beach, SC 29575  
**APPLICANT:** Pablo Picker – Picker Construction  
**APPLICANT ADDRESS:** 15 Paul Gore St., Jamaica Plain, MA 02130  
**DECISION:** Approved with Conditions (Site Plan Approval)  
**DECISION DATE:** July 28, 2025

CITY CLERK'S OFFICE  
SOMERVILLE, MA

Pursuant the Somerville Zoning Board of Appeals' 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 Zoning Board of Appeals.

This decision summarizes the findings made by the Director of Planning, Preservation, & Zoning regarding the Minor Site Plan Approval application for a Lot Merger submitted for 60 Franklin Street.

## SUMMARY OF PROPOSAL

Applicant proposes to merge two lots located at 60 Franklin Street to create one Neighborhood Residential (NR) lot.

## RECORD OF PROCEEDINGS

On July 28, 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
60 Franklin St.- Parcel with Division	1	George C. Colins Boston Survey Inc.	June 28 <sup>th</sup> , 2025	NA

		Unit C-4 Shipway Place Charlestown, MA 02129		
60 Franklin St.- Stamped Plat	1	George C. Collins Boston Survey Inc. Unit C-4 Shipway Place Charlestown, MA 02129	June 28 <sup>th</sup> , 2025	February 18 <sup>th</sup> , 2025 May 27 <sup>th</sup> , 2025 June 2 <sup>nd</sup> , 2025 June 28 <sup>th</sup> , 2025 July 30 <sup>th</sup> , 2025 August 13 <sup>th</sup> , 2025

## FINDINGS

In accordance with the Somerville Zoning Ordinance and the Zoning Board of Appeals' 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 'Preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups.'

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

The Director finds that the proposed lot merger is consistent with the intent of the Neighborhood Residential (NR) zoning district, which in part, "To conserve already established areas of detached and semi-detached residential buildings."

## 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 on behalf of the Zoning Board of Appeals, subject to the following conditions:

### Prior to Building Permit

1. This Decision and endorsed plan of land must be recorded with the Middlesex South Registry of Deeds.
2. A copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning & Zoning Division for the public record.

A handwritten signature in black ink, appearing to read 'Dan Bartman', located above a horizontal line.

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Dan Bartman, Interim 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 \_\_\_\_\_