



City of Somerville
ZONING BOARD OF APPEALS
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

2025 AUG -5 PM 12:12

PROPERTY ADDRESS: 60 & 64 Medford Street
CASE NUMBER: ZP25-000072
OWNER: Paula M. Carroll, Trust
OWNER ADDRESS: 33 Champa Road, Billerica, MA 01821
APPLICANT: Paula M. Carroll
APPLICANT ADDRESS: 33 Champa Road, Billerica, MA 01821
DECISION: Approved with Conditions (Minor Site Plan Approval)
DECISION DATE: August 5, 2025

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 lot split submitted for 60 & 64 Medford Street.

SUMMARY OF PROPOSAL

Applicant proposes to split the two (2) existing lots at 60 & 64 Medford Street to four (4) lots.

RECORD OF PROCEEDINGS

On August 5, 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
Plan of Land 60-66 Medford Street	1	Northeast Geospatial 278 Shawshen Avenue Wilmington, MA 01887	July 8, 2025	N/A
Land Title Survey	1	Design Consultant, Inc. 10 Cabot Road Suite 101B Medford, MA 02155	October 19, 2020	N/A
Narrative	1	Peter Quinn Architects 259 Elm Street Suite 301 Somerville, MA 02144	July 8, 2025	N/A

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 supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including supporting the production of new housing.

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

The Director finds that the proposed lot split is consistent with the intent of the Neighborhood Residential (NR) and Urban Residence (UR) zoning districts, which are in part, "[t]o conserve already established areas of detached and semi-detached residential buildings" and "[t]o create, maintain, and enhance areas appropriate for multi-unit residential buildings".

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

The Director finds that the proposed lot split does not cause any impacts deserving of 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 split on behalf of the Zoning Board of Appeals, subject to the following conditions:

Perpetual

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

Prior to Building Permit

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



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 _____