



City of Somerville

## PLANNING BOARD

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

### DECISION

2025 AUG -4 A 11:04

**PROPERTY ADDRESS:** 10 Prospect Street  
**CASE NUMBER:** ZP25-000073  
**OWNER:** US UNION SQUARE D2.1 OWNER LLC  
**OWNER ADDRESS:** 225 North Columbus Drive, Suite 100 Chicago IL 60601  
**APPLICANT:** Estefania Ladner  
**APPLICANT ADDRESS:** 3 Preston Road, Somerville MA, 02143  
**DECISION:** Approved with Conditions (Site Plan Approval)  
**DECISION DATE:** August 4, 2025

CITY CLERK'S OFFICE  
SOMERVILLE, MA

Pursuant the Somerville Planning Board's Rules of Procedure and Policy, the construction or modification of any ground floor awning, entry canopy, lobby entrance, or storefront following the original site plan approval for the building 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.

Furthermore, condition G-1 of the original Design & Site Plan Review decision (PB 2019-04) for 10 Prospect Street reads as follows:

Storefronts, awnings or entry canopies, signs, and outdoor seating areas shall require Design & Site Plan Review, but are permitted administratively as Minor Projects (with review and approval by the Director of Planning & Zoning) in accordance with the Rules & Regulations of the Planning Board.

This decision summarizes the findings made by the Director of Planning, Preservation, & Zoning regarding the Minor Site Plan Approval application submitted for 10 Prospect Street.

### SUMMARY OF PROPOSAL

Applicant proposes an outdoor seasonal patio enclosed with planters on the Somerville Avenue side of the building, which will accommodate seating for 14 people. The Applicant also proposes signage on the building, as shown in the plans.

### RECORD OF PROCEEDINGS

On August 4, 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
For Patio & Signage Permit (Plans)	3	Joe The Architect, LLC 343 Medford Street Suite 4C Somerville, MA 02145	July 9, 2025	N/A
Narrative	1	Estefania Ladner Ebi Sushi 290 Somerville Ave Somerville MA 02143	Undated	N/A

## 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 investing in the growth of a resilient economic base that supports independent local businesses and secures fiscal self-sufficiency.

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

The Director finds that this proposal maintains and enhances multi-use commercial buildings, neighborhood-serving uses, and a wide variety of employment opportunities.

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

The Director finds that there will be no impacts anticipated by this development.

## 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 Planning Board, subject to the following conditions:

Perpetual

1. A digital copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, & 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 \_\_\_\_\_