



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

July 15, 2025

Brickstone Builders Corp
c/o Gerry McDonough
PO Box 229
E Walpole, MA 02032

RE: 379 Somerville Avenue (case number ZP25-000051)

Dear Mr. McDonough,

Your Plan Revision application (case number ZP25-000051) was reviewed on May 15, 2025 and the proposed changes to your previously approved plans for 379 Somerville Avenue (case number CZC20-000104) were deemed a **Major Amendment**. As such, the proposed changes require additional Board Review by the Planning Board. Please apply online for Site Plan Approval. Additionally, the changes will require multiple Hardship Variances from the Zoning Board of Appeals.

Changes to the transformer location, changes to the ground story fenestration, changes to the front yard setback, changes to the commercial space requirement for a Pedestrian Street, and non-compliance with Site Plan Approval Condition #2 (utility meter location) of the previously-approved plans (case number CZC20-000104) are too significant to meet the *de minimis* criteria.

As required by SZO §15.2.4, I find that the proposed changes do not meet the following criteria:

- 1) Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- 2) Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- 3) Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

Please submit all necessary permit applications, include the information previously submitted, and any other supplemental information, via Citizenserve, so the requests may be reviewed by the proper permit granting authority.

Sincerely,

Daniel Bartman
Director of Planning, Preservation, & Zoning

Cc: file
ISD