



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

DECISION

PROPERTY ADDRESS: 34 North St / Clarendon Hill
CASE NUMBER: 40B2020-001-R3
OWNER: Somerville Housing Authority
OWNER ADDRESS: 30 Memorial Road, Somerville, MA 02145
DECISION: Insubstantial Change
DATE OF VOTE: July 16, 2025
DECISION ISSUED: July 22, 2025

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the 40B Comprehensive Permit changes submitted for Clarendon Hill (34 North St).

RECORD OF PROCEEDINGS

On July 7, 2025, the Applicant (Preservation of Affordable Housing (POAH) LLC) submitted an application to revise aspects of the previously issued Comprehensive Permit.

On July 16, 2025, the Zoning Board of Appeals held a public meeting. Present and sitting at the public meeting were Board Members Chair Susan Fontano, Vice Chair Anne Brockelman, Acting Clerk Ann Fullerton, Zachary Zaremba, Alternate Brian Cook, and Alternate Sisia Daglian. Jon Springfield from Preservation of Affordable Housing (POAH) represented the Applicant and provided an overview of the proposed modifications, including the following:

1. Revised phasing
2. Changes to the woonerf (pedestrian area on Thoroughfare 1)
3. Modification to pedestrian crossing at the intersection of Thoroughfare 1 and Alewife Brook Parkway, additional crosswalk on Thoroughfare 1, and relocation of bike racks
4. Modification of the proposed trees and plantings

As this was not a public hearing, no public comment was taken.

The Board expressed no concerns with the proposed modifications to the previously issued 40B Comprehensive Permit

PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and reviewed are identified below.

Document	Pages	Prepared By	Date	Revision Date
Memo re: Clarendon Hill Thoroughfares Revision Narrative	2	Kendra Halliwell and Tim Synan ICON Architecture, Inc. 101 Summer St Boston, MA 02110	July 11, 2025	n/a
Zoning Phasing Plan (Sheet G-202)	1	Icon Architecture 101 Summer St Boston, MA 02110	July 11, 2025	n/a
Site Plan (Sheet C-107)	1	Icon Architecture 101 Summer St Boston, MA 02110	July 11, 2025	n/a
Illustrative Plan, Section & Planting Plan: New Street 1 (Sheet L-102)	1	Icon Architecture 101 Summer St Boston, MA 02110	July 11, 2025	n/a

DECISION

Following review of the submitted plans and discussion of the statutorily required considerations, Acting Clerk Fullerton moved to determine that the proposed changes are **INSUBSTANTIAL** and to modify the findings, conditions of approval, and waivers as recommended in the staff memo dated July 10th, 2025. Vice Chair Brockelman seconded. The Board voted **5-0** (Alternate Daglian voting) to approve the changes.

The Board voted to replace Finding #6 of the original approval with the following:

The project will be constructed in three phases. Phase 1 will include the demolition of 3 of the 9 existing buildings and the construction of Building E for a total of 168 new rental units, 100% of which will be affordable. It will also include a portion of Thoroughfare 1, and stormwater and other infrastructure that is necessary to support the buildings constructed as part of this phase. Six of the existing buildings will continue to be inhabited during Phase 1. Once Phase 1 is complete, existing residents will be either moved into Building E or relocated off-site until Phase 2 is complete.

Phase 2 will include the demolition of the 6 remaining existing buildings and the construction of Building D, all 5 series of row houses, the central civic space, the remainder of Thoroughfare 1, and the entirety of Thoroughfare 2 and Thoroughfare 3. At the end of Phase 2, there will be a total of 260 rental units, 100% of which will be affordable.

Phase 3 will include the construction of Buildings A & B, which are proposed to include 295 market-rate units. Phase 3 will also include the completion of any remaining work necessary to achieve the project as proposed to the Board.

As not all existing buildings are being demolished as part of Phase 1, the Applicant will work with City staff to ensure that, throughout the course of construction, the utility services are maintained to the buildings not demolished as part of Phase 1. Dividing the project into phases makes construction more economical and reduces the number of residents that are displaced from the site at any given time. The Applicant has stated that, barring any extenuating circumstances, there will be minimal delay between the conclusion of Phase 1

and the beginning of Phase 2. If possible, Phase 2 may begin prior to the conclusion of Phase 1, and Phase 3 may begin prior to the conclusion of Phase 2.

The Board voted to modify the conditions of approval as follows:

Condition #13:

13. The project will be constructed in ~~threetwo~~ phases. "Phase 1" will include the demolition of ~~threesix~~ (36) existing buildings and the construction of Lots ~~C1 and B1, Thoroughfare 2,~~ and the portion of Thoroughfare 1 from Alewife Brook Parkway to the eastern edge of Lot B1. Phase 1 may also include other site-enabling or site-wide work (e.g., temporary thoroughfares, stormwater management facilities, etc.) necessary to construct the buildings and thoroughfares that are part of this phase. "Phase 2" will include the demolition of the remaining ~~sixthree~~ (63) existing buildings and construction of Lots D1, E1, E2, F1, ~~Thoroughfare 2,~~ Thoroughfare 3, and the remainder of Thoroughfare 1 between the eastern edge of Lot B1 and North St. ~~Phase 2 will also include any remaining site-wide work necessary to complete the project in its entirety.~~ "Phase 3" will include the construction of Lot C1. Phase 3 will also include any remaining site work necessary to complete the project in its entirety.

Phase 2 may begin prior to the conclusion of Phase 1. Phase 3 may begin prior to the conclusion of Phase 2. Exhibit 3 Zoning Phasing Plan – Sheet G-202 (Revised July 11, 2025) is hereby incorporated into this condition as a graphical depiction of the phasing plan. If Phase 2 does not begin prior to the completion of Phase 1, the site work must be completed as shown in ~~Exhibit 3~~ the Zoning Phasing Plan. Individual buildings in each phase will receive their own building permits and certificates of occupancy and will be subject to the relevant project, phase and building conditions of this approval.

Condition #22:

22. The Applicant shall submit design and construction phasing of the stormwater management and erosion & sediment control systems to the City Engineer for review and approval to ensure compliance with City standards and best practices for design and ongoing maintenance. All Site Construction Permit rules and regulations must be complied with for Phase 1, ~~and for~~ Phase 2, and Phase 3.

Condition #113:

113. The thoroughfare will be constructed in two phases, as described in Condition #13 and depicted in Zoning Phasing Plan – Sheet G-202 (Revised July 10,

2025) Exhibit 3. POAH/SCC shall submit to the City Engineer for review and approval a plan for the phasing of Thoroughfare 1 that clearly indicates the work to be done as part of each Phase.

Condition #35:

35. Redgate, its successors and/or assigns, shall comply with the Mobility Management Plan submitted for Clarendon Hill Building A/B dated August 2020, as approved and conditioned by the Director of Mobility.

Conditions #37 - #51 (inclusive), #126, #128 - #137 (inclusive), to be modified in the same manner:

Redgate, its successors and/or assigns, ...

The Board voted to modify Waiver #38 as follows:

Waiver from minimum and maximum tree spacing requirements.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
Anne Brockelman, *Vice Chair*
Ann Fullerton, *Acting Clerk*
Zachary Zaremba
Brian Cook, *Alternate*
Sisia Daglian, *Alternate*

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 COMPREHENSIVE PERMIT(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.

Signed _____ City Clerk Date _____