



City of Somerville

PLANNING BOARD

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

DECISION

2025 SEP 18 A 11:53

PROPERTY ADDRESS: 3 Craigie Street/675 Somerville Avenue
CASE NUMBER: ZP25-000016
OWNER: 675 Somerville, LLC
OWNER ADDRESS: 675 Somerville Ave, Somerville, Ma 02143
Applicant: Same As Owner
APPLICANT ADDRESS: Same as Owner Address
DECISION: Approved with Conditions (Site Plan Approval)
DATE OF VOTE: September 4, 2025
DECISION ISSUED: September 18, 2025

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Site Plan Approval application submitted for 3 Craigie St/675 Somerville Ave.

LEGAL NOTICE

675 Somerville, LLC seeks to develop a General Building in the MR3 zoning district, which requires Site Plan Approval.

RECORD OF PROCEEDINGS

On August 21, 2025, the Planning Board held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members Chair Michael Capuano, Clerk Jahan Habib, Michael McNeley, Lynn Richards, and Alternate Luc Schuster. The applicant team described the project. Chair Capuano opened the floor for public testimony. Three members of the public spoke in support of the project, while one direct abutter spoke in opposition. Chair Capuano closed the public testimony portion of the hearing. The Board discussed the planting and landscaping, mentioned that they would like to see a more diverse mix of units, and mentioned they would like to see additional ideas for trash storage, based on the direct abutter's comments. The Board continued the public hearing.

On September 4, 2025, the Board resumed the public hearing. Chair Michael Capuano, Clerk Jahan Habib, Michael McNeley, Lynn Richards, and Alternate Luc Schuster. The applicant team presented a revised landscape plan and discussed their updated waste management strategy.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
3 Craigie St/675 Somerville Ave Site Plans	8	BOS UA 2285 Massachusetts Avenue Studio 206 Cambridge, MA 02140	June 9, 2025	n/a
3 Craigie St/675 Somerville Ave Architectural Plans	28	BOS UA 2285 Massachusetts Avenue Studio 206 Cambridge, MA 02140	June 9, 2025	n/a
3 Craigie St/675 Somerville Ave Narrative	4	Adam Dash & Associates 48 Grove Street, Suite 304 Somerville, MA 02144	February 11, 2025	n/a
3 Craigie St/675 Somerville Ave Sign Plans	1	BOS UA 2285 Massachusetts Avenue Studio 206 Cambridge, MA 02140	February 10, 2010	n/a
3 Craigie St/675 Somerville Ave Land Title Survey	1	Hancock Associates 185 Centre St, Danvers, MA 01923	August 11, 2023	n/a
3 Craigie St/675 Somerville Ave Context Analysis & Shadow Study	6	BOS UA 2285 Massachusetts Avenue Studio 206 Cambridge, MA 02140	February 10, 2025	n/a
3 Craigie St/675 Somerville Ave Landscape Plans	11	Kate Kennen Offshoots, Inc. 547 Rutherford Avenue Charlestown, MA 02129	July 21, 2025	August 27, 2025
3 Craigie St/675 Somerville Ave Affordable Housing Acknowledgement	2	Adam Dash & Associates 48 Grove Street, Suite 304 Somerville, MA 02144	March 27, 2024	n/a
3 Craigie St/675 Somerville Ave Design Review Report	4	Adam Dash & Associates 48 Grove Street, Suite 304 Somerville, MA 02144	January 14, 2025	n/a
3 Craigie St/675 Somerville Ave Sustainability Documents	20	BOS UA 2285 Massachusetts Avenue Studio 206 Cambridge, MA 02140	February 10, 2025	n/a
3 Craigie St/675 Somerville Ave Transportation Access Plan	19	Howard Stein Hudson 11 Beacon St Suite 1010, Boston, MA 02108	February 10, 2025	n/a
3 Craigie St/675 Somerville Ave Mobility Certificate of Required Materials	1	Brad Rawson Director of Mobility Mayor's Office of Strategic Planning & Community Development City of Somerville, Massachusetts	March 19, 2025	n/a
3 Craigie St/675 Somerville Ave	137	Adam Dash & Associates	February 11, 2025	n/a

Neighborhood Meeting Reports		48 Grove Street, Suite 304 Somerville, MA 02144		
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SITE PLAN APPROVAL FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a 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 Board finds that this project supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including the following:

- Increase the housing supply, including housing that is contextual to the existing neighborhood.
- Prioritize walking, biking, and transit options and minimize space dedicated to personal vehicles
- Provide development that limits greenhouse gas (GHG) emissions.
- Ensure the diversity of housing stock

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

The Board finds that this project meets the intent of the MR3 zoning district which is, in part: "To create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving commercial uses."

The Board also believe that this project meets the broader intent of the Somerville Zoning Ordinance, including the following:

- To develop and maintain complete, mixed-use, walkable, transit-oriented, and environmentally sustainable neighborhoods that foster a strong sense of community throughout the city.
- To provide a range of housing types, unit sizes, and price points to accommodate the diverse household sizes and life stages of Somerville residents at all income levels.
- To encourage contemporary architectural design for new construction that compliments the established character of existing buildings.
- To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists

The Board finds that, as conditioned, the proposal does not produce any impacts that require additional mitigation.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Capuano moved to approve Site Plan Approval application to develop a General Building in the MR3 zoning district with the conditions included in the staff memo and discussed at the hearing. Member Habib seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

General

1. This Decision must be recorded with the Middlesex South Registry of Deeds.
2. The property owner is responsible for all of the regular and long-term maintenance, replacement, insurance, and other applicable costs associated with all on-site sidewalk improvements.
3. All vegetation must be maintained in healthy, growing condition at all times by the property owner(s) or their designated agent(s).

Prior to Building Permit

4. Digital copies of all required application materials reflecting any physical changes required by the Board, if applicable, must be submitted to the Planning, Preservation & Zoning Division for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.
5. 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.
6. Construction documents must be substantially equivalent to the approved plans and other materials submitted for development review.
7. Material specifications from suppliers must be submitted to confirm fenestration glazing is compliant with the VLT and VLR ratings required by the Somerville Zoning Ordinance.
8. An outdoor lighting plan and supplier cut sheet specifications of chosen lighting fixtures must be submitted to confirm compliance with Section 10.6 Outdoor Lighting of the Somerville Zoning Ordinance. The site photometric plan must include a keyed site plan identifying the location of all luminaires; total site lumen limit table (calculations from the SZO); lighting fixture schedule indicating the fixture type, description, lamp type, lumens, color temperature, color rendering index, BUG rating, mounting height, and wattage of all luminaires; and notation of any timing devices used to control the hours set for illumination.
9. The applicant or their successor shall coordinate with the Mobility Division on the final streetscape design, prior to issuance of Building Permit.
10. The applicant or their successor-in-interest shall submit a Construction Management Plan (CMP) for Engineering and Mobility Division review and comment twenty-one (21) days prior to submission of the Foundation Permit. Zero lot line construction on an Urban Principal Arterial street will require

- engineered site logistic plans to minimize construction impacts to the high-volume public right of way.
11. The applicant or their successor must consider utility conflicts with proposed tree plantings when designing civil plan. Building utilities (water, sewer, drain, electric, etc.) must be routed to avoid tree drip lines, as possible.
 12. The applicant or their successor must comply with city Inflow and Infiltration standards.
 13. The applicant or their successor shall submit a Construction Management Plan (CMP) for Engineering and Mobility Division review and comment twenty-one (21) days prior to submission of the Foundation Permit. Zero lot line construction on an Urban Principal Arterial street will require engineered site logistic plans to minimize construction impacts to the high-volume public right of way.
 14. The project must be in compliance with Engineering Site Construction Rules and Regulations and implement stormwater management BMPs to meet runoff requirements as necessary. Any piped, direct connection to the City sewer and drainage system will automatically classify this project as a Large Project Review per the regulations.
 15. The application does not include proposed groundwater management best practices. Final design will need to eliminate groundwater dewatering for permanent conditions; if minor dewatering is required, calculations must show that they can be discharged onsite, without entering the City storm drainage system. Construction dewatering may be required and will be acceptable to the City in compliance with all state & federal requirements.
 16. The applicant must provide records of proper abandonment of any underground storage tanks prior to issuance of main Building Permit.

Prior to Certificate of Occupancy

17. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.
18. The applicant must return to the UDC for additional review if there is any change in the transformer location.
19. New sewer service must be connected to dedicated sanitary sewer located in the Somerville Avenue sidewalk. Any work within the MWRA easement will require a MWRA 8(m) permit for state facility encroachment.
20. The applicant must close all unused curb cuts in sidewalk. Sidewalk work must be complete prior to issuance of Certificate of Occupancy.
21. A public right-of-way or pedestrian access easement must be provided in perpetuity by a covenant or other deed restriction for the full area of the sidewalk provided within the frontage area of the lot. Final easement language must be approved by the City Solicitor. The easement must be recorded at the Middlesex Registry of Deeds prior to application for a Certificate of Occupancy.
22. Any landscaping required by the Zoning Ordinance must be completed prior to the issuance of a Certificate of Occupancy by the building official. If seasonal or

abnormally inclement weather conditions preclude complete installation, the building official may grant a Certificate of Occupancy if the applicant provides letter of commitment to complete installation by the next planting season.

Attest, by the Planning Board:

Michael Capuano, *Chair*
Jahan Habib, *Clerk*
Michael McNeley
Lynn Richards
Luc Schuster, *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 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 _____