



City of Somerville

PLANNING BOARD

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

2025 OCT 30 P 5:50

DECISION

CITY CLERK'S OFFICE
SOMERVILLE, MA

PROPERTY ADDRESS: 1 Myrtle Street
CASE NUMBER: ZP25-000086
OWNER: Lee Troung
OWNER ADDRESS: 1 Myrtle Street, Somerville, MA 02145
APPLICANT: Clearview Sunroom & Window- Scott Ramalho
APPLICANT ADDRESS: 1037 Calef Hwy, Barrington, NH 03825
DECISION: Approved with Conditions (Site Plan Approval)
DATE OF VOTE: October 16, 2025
DECISION ISSUED: October 30, 2025

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Site Plan Approval application submitted for 1 Myrtle Street.

LEGAL NOTICE

Clearview Sunroom & Window seeks to modify an Apartment Building in the Mid-Rise 3 (MR3) zoning district, which requires Site Plan Approval.

RECORD OF PROCEEDINGS

On October 16, 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, Vice-Chair Amelia Aboff, Clerk Jahan Habib, and Board Members Michael McNeley, Lynn Richards, and Alternate Luc Schuster. Chair Michael Capuano was absent.

The applicant was not in attendance at the meeting. Vice Chair, Amelia Aboff noted, being that this case is Site Plan Approval for a sunroom addition on a townhome, and that this is a minor and straightforward case. Vice Chair Aboff and other Board members noted the applicant's attendance was not necessary to make their vote.

During the meeting, Board members identified that development like the construction of a sunroom at 1 Myrtle Street should not be required to go through the entire Site Plan Approval process and suggested the staff adjust the language of the Somerville Zoning Ordinance to exclude projects that are minor additions, such as this one. There were no other comments from the Board and no public comments.

PLANS & DOCUMENTS

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

| Document | Pages | Prepared By | Date | Revision Date |
|---|-------|---|--------------------------------|---------------|
| 1 Myrtle St Floor Plan | 1 | unknown | September 10, 2025 | N/A |
| 1 Myrtle St Certified Plot Plan | 1 | Richard J. Mede, Jr. P.L.S. Medford Engineering & Survey 15 Hall St, Medford, MA 02155 | November 12, 2024 | n/a |
| 1 Myrtle St Narrative | 1 | Daryn Gladstone Clearview Sunroom & Window 1037 Calef Hwy, Barrington, NH 03825 | September 10, 2025 | n/a |
| 1 Myrtle St Neighborhood Meeting Report 1 | 1 | Daryn Gladstone Clearview Sunroom & Window 1037 Calef Hwy, Barrington, NH 03825 | September 10, 2025 | n/a |
| 1 Myrtle St Neighborhood Meeting Report 2 | 1 | Daryn Gladstone Clearview Sunroom & Window 1037 Calef Hwy, Barrington, NH 03825 | September 10, 2025 | n/a |
| 1 Myrtle St Design Review Recommendation | 1 | Stephen Cary PPZ Planner 93 Highland Ave, Somerville, MA 02143 | August 12 th , 2025 | n/a |

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 proposal is consistent with the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including 'Preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups.'

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

The Board finds that this proposal is consistent with the intent of the Neighborhood Residential (NR) zoning district, which in part, "To conserve already established areas of detached and semi-detached residential buildings."

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Vice-Chair Amelia Aboff, moved to approve the Site Plan Approval permit to modify an Apartment Building in the Mid-Rise 3 (MR3) zoning district with the conditions included in the staff memo. Clerk Jahan Habib seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

Prior to Building Permit

1. This Decision must be recorded with the Middlesex South Registry of Deeds.
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.

Attest, by the Planning Board:

Amelia Aboff, *Vice-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 _____