



City of Somerville

## PLANNING BOARD

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

2025 SEP 18 A 11:53

### DECISION

**PROPERTY ADDRESS:** 3 Craigie Street/675 Somerville Avenue  
**CASE NUMBER:** ZP25-000017  
**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 (Special Permit for a Residential Housing Use)  
**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 Special Permit for a residential housing use application submitted for 3 Craigie St/675 Somerville Ave.

### LEGAL NOTICE

675 Somerville, LLC seeks to establish a residential housing use in the MR3 zoning district, which requires a Special Permit.

### 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<br>2285 Massachusetts Avenue<br>Studio 206<br>Cambridge, MA 02140      | June 9, 2025      | n/a             |
| 3 Craigie St/675 Somerville Ave Architectural Plans                        | 28    | BOS UA<br>2285 Massachusetts Avenue<br>Studio 206<br>Cambridge, MA 02140      | June 9, 2025      | n/a             |
| 3 Craigie St/675 Somerville Ave Narrative                                  | 4     | Adam Dash & Associates<br>48 Grove Street, Suite 304<br>Somerville, MA 02144  | February 11, 2025 | n/a             |
| 3 Craigie St/675 Somerville Ave Sign Plans                                 | 1     | BOS UA<br>2285 Massachusetts Avenue<br>Studio 206<br>Cambridge, MA 02140      | February 10, 2010 | n/a             |
| 3 Craigie St/675 Somerville Ave Land Title Survey                          | 1     | Hancock Associates<br>185 Centre St,<br>Danvers, MA 01923                     | August 11, 2023   | n/a             |
| 3 Craigie St/675 Somerville Ave Context Analysis & Shadow Study            | 6     | BOS UA<br>2285 Massachusetts Avenue<br>Studio 206<br>Cambridge, MA 02140      | February 10, 2025 | n/a             |
| 3 Craigie St/675 Somerville Ave Landscape Plans                            | 11    | Kate Kennen Offshoots, Inc.<br>547 Rutherford Avenue<br>Charlestown, MA 02129 | July 21, 2025     | August 27, 2025 |
| 3 Craigie St/675 Somerville Ave Affordable Housing Acknowledgement         | 2     | Adam Dash & Associates<br>48 Grove Street, Suite 304<br>Somerville, MA 02144  | March 27, 2024    | n/a             |
| 3 Craigie St/675 Somerville Ave Design Review Report                       | 4     | Adam Dash & Associates<br>48 Grove Street, Suite 304<br>Somerville, MA 02144  | January 14, 2025  | n/a             |
| 3 Craigie St/675 Somerville Ave Sustainability Documents                   | 20    | BOS UA<br>2285 Massachusetts Avenue<br>Studio 206<br>Cambridge, MA 02140      | February 10, 2025 | n/a             |
| 3 Craigie St/675 Somerville Ave Transportation Access Plan                 | 19    | Howard Stein Hudson<br>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<br>Director of Mobility<br>Mayor's Office of Strategic Planning & | March 19, 2025    | n/a             |

|   |     |  |                   |     |
|---|-----|--|-------------------|-----|
|   |     | Community Development<br>City of Somerville,<br>Massachusetts                      |                   |     |
| 3 Craigie St/675<br>Somerville Ave<br>Neighborhood Meeting<br>Reports | 137 | Adam Dash &<br>Associates<br>48 Grove Street, Suite<br>304<br>Somerville, MA 02144 | February 11, 2025 | n/a |

## SPECIAL PERMIT FOR RESIDENTIAL HOUSING USE 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

**DECISION**

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Capuano moved to approve Special Permit application for a residential housing use in the MR3 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:

**Prior to a Building Permit**

1. This Decision must be recorded with the Middlesex South Registry of Deeds.
2. 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.
3. 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.

**Prior to Certificate of Occupancy**

4. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be provided to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection

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 \_\_\_\_\_