

SECOND NEIGHBORHOOD MEETING REPORT

Date: March 10, 2021

Project: **371 Highland Avenue**

Attendees: Lance Davis, City of Somerville
Dan Bartman, City of Somerville
Anne M. Vigorito, Esq.
Christos Palvidis, Developer
John Palvidis, Developer
Will Chalfant, Khalsa Design
Local Abutters

Recorded by: Sharon G. Saalfield, Stenographer

Location: Virtual meeting via Zoom

These meeting minutes are assumed to be an inclusive account of the items discussed, suggestions given, and the conclusions drawn per the neighborhood meeting for the proposed development.

Item Number	Community Comment/Suggestion	Action
1.0	How is the trash going to be removed from the trash compartment?	The plan is to contain the trash within the building in the back room. This will be vented up to the roof to mitigate any concerns over smell. Space for dumpsters has also been allocated, as well as recycling, and the intention would be that a third-party trash company would remove the trash.
2.0	Will this building have a setback?	Although zoning does not require a side yard setback, we are proposing a setback along the side, which will be five feet in the rear and expands closer to seven feet along the front.
3.0	Will there be any green on the roof?	The entire roof is intended to be covered in green, except for the common roof space.
4.0	What are the sizes of the units at the bottom of the building?	We have one main commercial space that is approximately 2,000 square feet. We have a lobby in the middle for mail, package space, vestibule, and a bike room. We have looked at possibly adding another commercial space on the side.
5.0	Will the commercial unit have space for outdoor dining?	Yes, the intention is that that would be a great place for cafe tables. We've got a really nice wide sidewalk here, almost 12 feet.
6.0	Is there a planned tenant for the commercial space?	Not yet.
7.0	Is there a timeline for when construction will start?	Construction will likely start late this summer.
8.0	Are you applying for any zoning relief?	We are applying for a Special Permit and Site Plan Approval.

9.0	Is there a timeline for the construction?	This will most likely be a 12-to-14-month project.
10.0	When will the construction start?	Hopefully late this summer.
11.0	What materials will be used on the exterior of the building?	We are planning on making this a full brick building.
12.0	Will these be high-end rental units?	Yes, the plan is to do rentals and they will be higher-end. There is also a requirement for 20% of the units to be affordable.
13.0	Will the number of cars allowed per unit be limited?	Future residents are prohibited from getting on-street parking permits. Anyone resident of this building that has a car will have to park inside the building or find off-street paid parking elsewhere.
14.0	Who will be managing the property?	That decision has not been made yet, but the developers may hire a management company.
15.0	What is the floor to ceiling height?	There will be 9-foot ceilings in the units.