



City of Somerville

# PLANNING, PRESERVATION, & ZONING

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

2026 MAY -6 A 8:42

May 5, 2026

720-722 Broadway, LLC  
Vance Stein Architects  
P.O. Box 474  
Lynnfield, MA 01940

CITY CLERK'S OFFICE  
SOMERVILLE, MA

Dear Vance Stein Architects,

Your application for a Plan Revision to your approved plans at 720 Broadway (ZP24-000047- Special Permit, ZP24-000048 – Site Plan Approval), case number ZP25-000117, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

The proposed changes include the following, according to the development narratives dated December 17, 2025 (Updated May 4, 2026), and January 13, 2026, submitted building plans revised January 20, 2026, and information provided to Mobility Staff:

- G-00: Cover Sheet
  - Overall Gross square footage revised to reflect elimination of basement level.
- A-02: Dimensional Compliance
  - Chart figures updated: Total number of dwelling units: 25
- A-03: Dimensional Compliance
  - Chart figure updated: Long Term Bike storage: 27
- A-04: Dimensional Compliance Diagram
  - Compliant distance between entrances on Broadway updated to reflect proposed commercial door locations. Compliant commercial space depths updated for three proposed commercial spaces (along Broadway and Willow).
  - Compliant commercial space depths updated for two proposed commercial spaces (along Broadway and Willow). Note: one of the proposed commercial spaces has been removed in order to satisfy the required min. depth of 30'. There are now two proposed commercial spaces.
- A-05: Dimensional Compliance Diagram
  - Bay windows on the 4th floor are dimensioned for compliance with 4.2.10 J

- A-07: Gross Floor Area
  - Basement level removed from project scope. Gross Floor Area updated.
- A-10: Level B
  - Basement level removed from project scope.
- A-11: Level 1
  - Revised plan layout for residential portion of the building (long term bike storage reduced in size & laundry room moved up to level 1 from basement) & commercial spaces (service elevator removed/MEP & support spaces moved up from basement level to level 1)
  - Interior rooms on first floor in commercial area are labeled. Pervious pavers labeled – the pavers at the exit area from Stair #2 will be pervious.
- A-12: Level 2
  - Residential plans and unit count revised to 25 units
- A-13: Level 3
  - Residential plans and unit count revised to 25 units
- A-14: Level 4
  - Residential unit count revised to 25 units
- A-16: Building Elevation
  - Revised fenestration pattern
- A-17: Building Elevation
  - Revised fenestration pattern
- A-18: Building Elevation
  - Revised fenestration
- A-19: Building Elevation
  - Revised fenestration
- A-28: Fenestration Diagrams
  - Revised fenestration calculations
- Bicycle parking compliance:
  - Plan dated April 14, 2026, indicating long-term bike parking layout.
  - Plan dated February 16, 2026, indicating short-term bike parking layout.
  - Dero Decker specifications.

As required by SZO §15.2.4, I find that the proposed changes meet the following criteria:

- a). Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b). Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- c). Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

Please check additional outstanding conditions of the approval and bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already, contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services Department to ensure the proposal was constructed in accordance with the revised plans and the conditions attached to the approval.

Sincerely,



Dan Bartman  
Director of Planning, Preservation, & Zoning

Cc: file  
ISD

May 4, 2026

Permit #ZP24-000047, ZP24-000048

## Plan Revisions Narrative

This narrative explains plan revisions to the Design Review Application for 720 Broadway – ZP24-000047. Due to the costs associated with building a basement in the high-water table of the existing site, the basement level has been valued engineered out of the project. The building footprint and setbacks on Levels 1,2,3 & 4 remain the same as in the approved Design Review Application. As a result of the overall gross square footage of the building being reduced (due to removal of basement), the total number of residential units has been reduced from 28 to 25 total units, following "Density Factor" for Lot Area>5,000.

The following revised/clouded sheets reflect plan changes.

G-00: Cover Sheet

Overall Gross S.F. revised to reflect elimination of basement level.

A-02: Dimensional Compliance

Chart figures updated: Total number of dwelling units: 25

A-03: Dimensional Compliance

Chart figure updated: **Long Term Bike storage: 27 (revised May 4, 2026)**

A-04: Dimensional Compliance Diagram

Compliant distance between entrances on Broadway updated to reflect proposed commercial door locations. Compliant commercial space depths updated for three proposed commercial spaces (along Broadway and Willow).

A-07: Gross Floor Area

Basement level removed from project scope. Gross Floor Area updated.

A-10: Level B

Basement level removed from project scope.

A-11: Level 1

Revised plan layout for residential portion of the building (long term bike storage reduced in size & laundry room moved up to level 1 from basement) & commercial spaces (service elevator removed/MEP& support spaces moved up from basement level to level 1)

A-12: Level 2

Residential plans and unit count revised to 25 units

A-13: Level 3

Residential plans and unit count revised to 25 units

A-14: Level 4

Residential unit count revised to 25 units

Revised documents have been uploaded to CitizenServe 12/17/2025.

January 23, 2026

Permit #ZP24-000047, ZP24-000048

Plan Revisions Narrative

This narrative explains our response to review comments by Matt Sarcione (ISD Zoning) on the previous set of revised documents for the project at 720 Broadway.

The following revised/clouded sheets have been noted in response to comments and request for additional information:

A-04: Dimensional Compliance Diagram

Compliant commercial space depths updated for two proposed commercial spaces (along Broadway and Willow). Note: one of the proposed commercial spaces has been removed in order to satisfy the required min. depth of 30'. There are now two proposed commercial spaces

A-05: Dimensional Compliance Diagram

Bay windows on the 4<sup>th</sup> floor are dimensioned for compliance with 4.2.10 J

A-11: Level 1

Interior rooms on first floor in commercial area are labeled. Pervious pavers labeled – the pavers at the exit area from Stair #2 will be pervious.

A-16: Building Elevation

Revised fenestration pattern

A-17: Building Elevation

Revised fenestration pattern

A-18: Building Elevation

Revised fenestration

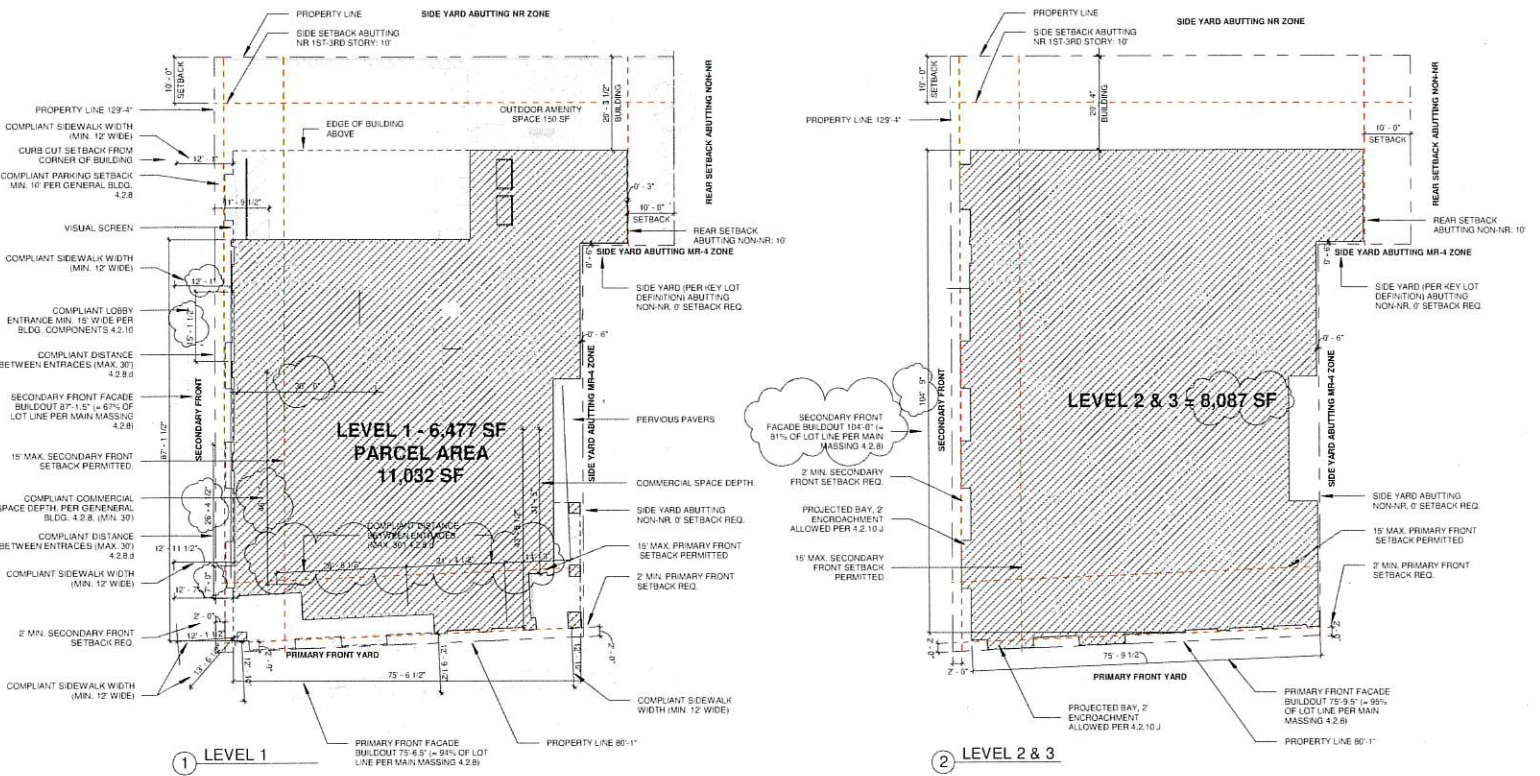
A-19: Building Elevation

Revised fenestration

A-28: Fenestration Diagrams

Revised fenestration calculations

Revised documents have been uploaded to CitizenServe 01/23/2026



DEVELOPMENT REVIEW APPLICATION

DIMENSIONAL COMPLIANCE DIAGRAM

720-722 BROADWAY, LLC

OWNER:

ARCHITECT:

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

PASSIVE HOUSE CONSULTANT:

CONTRACTOR:

DRAWING NUMBER

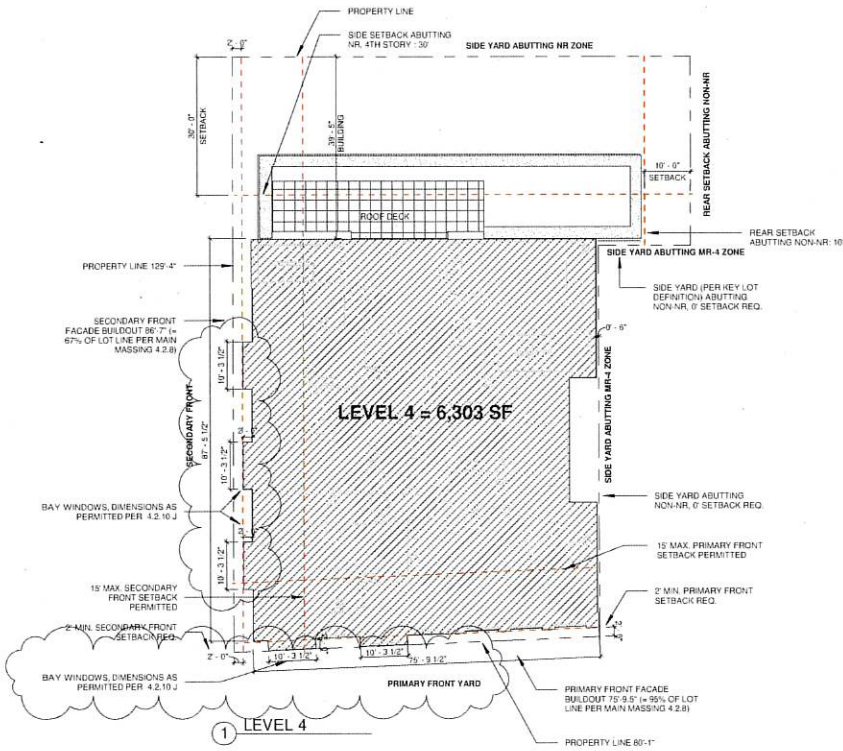
720 - 722 BROADWAY,  
SOMERVILLE, MA 02144

DECAMILLO ASSOCIATES  
P.O. BOX 474  
LYNNFIELD, MA 01940



A-04

April 24th, 2024  
Revised: January 27, 2025  
Revised: December 16, 2025  
Revised: January 20, 2025



DEVELOPMENT REVIEW APPLICATION

DIMENSIONAL COMPLIANCE DIAGRAM

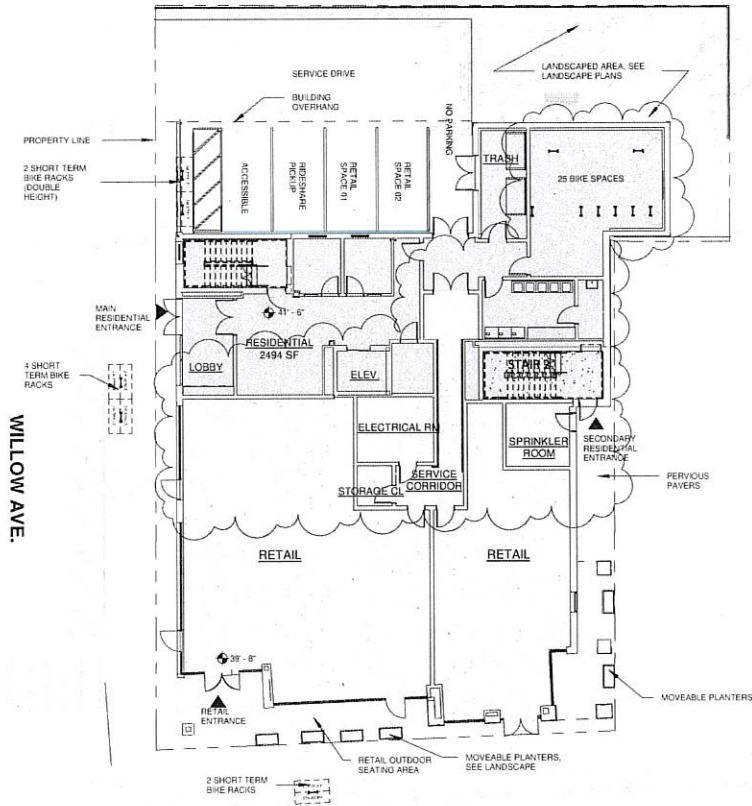
720-722 BROADWAY, LLC  
 720 - 722 BROADWAY,  
 SOMERVILLE, MA 02144  
 April 24th, 2024  
 Revised: January 03, 2025  
 Revised: January 20, 2026

OWNER:  
 DECAMILLO ASSOCIATES  
 P.O. BOX 474  
 LYNNFIELD, MA 01940



DRAWING NUMBER

A-05



NET SQUARE FOOTAGE					
USE TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
COMMERCIAL	3,643 SF	0 SF	0 SF	0 SF	3,643 SF
RESIDENTIAL	2,494 SF	7,689 SF	7,681 SF	6,067 SF	23,930 SF
	6,136 SF	7,689 SF	7,681 SF	6,067 SF	27,573 SF

BROADWAY

DEVELOPMENT REVIEW APPLICATION

LEVEL 1

720-722 BROADWAY, LLC

OWNER:

ARCHITECT:

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

PASSIVE HOUSE CONSULTANT:

CONTRACTOR:

DRAWING NUMBER

720 - 722 BROADWAY,  
SOMERVILLE, MA 02144

DECAMILLO ASSOCIATES  
P.O. BOX 474  
LYNNFIELD, MA 01940



A-11

April 24th, 2024  
Revised: January 27, 2025  
Revised: December 16, 2025  
Revised: January 20, 2026

SCALE: 1/16" = 1'-0"

**EXTERIOR FINISH MATERIAL LEGEND**



1. DARK BRICK BLEND



2. RED BRICK BLEND



3. FIBER CEMENT LAP SIDING (COLOR 1)



4. FIBER CEMENT LAP SIDING (COLOR 2)



5. VERTICAL SEAM METAL CLADDING (COLOR 1)



6. VERTICAL SEAM METAL CLADDING (COLOR 2)



7. PRECAST STONE PANELS



1 BROADWAY ELEVATION  
Scale: 3/32" = 1'-0"

DEVELOPMENT REVIEW APPLICATION

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SOMERVILLE, MA 02144

OWNER:

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P.O. BOX 474  
LYNNFIELD, MA 01940

ARCHITECT:



LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



PASSIVE HOUSE CONSULTANT:



CONTRACTOR:



April 24th, 2024  
Revised: Dec. 2nd, 2024  
Revised: January 20, 2026

BUILDING ELEVATION

DRAWING NUMBER

A-16

**EXTERIOR FINISH MATERIAL LEGEND**



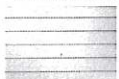
1. DARK BRICK BLEND



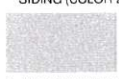
2. RED BRICK BLEND



3. FIBER CEMENT LAP SIDING (COLOR 1)



4. FIBER CEMENT LAP SIDING (COLOR 2)



5. VERTICAL SEAM METAL CLADDING (COLOR 1)



6. VERTICAL SEAM METAL CLADDING (COLOR 2)



7. PRECAST STONE PANELS



① EAST ELEVATION WILLOW AVE.

DEVELOPMENT REVIEW APPLICATION

720-722 BROADWAY, LLC  
720 - 722 BROADWAY,  
SOMERVILLE, MA 02144

OWNER:

DECAMILLO ASSOCIATES  
P.O. BOX 474  
LYNNFIELD, MA 01940

ARCHITECT:



LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



PASSIVE HOUSE CONSULTANT:



CONTRACTOR:



BUILDING ELEVATION

DRAWING NUMBER

A-17

April 24th, 2024  
Revised: January 27, 2025  
Revised: January 20, 2026

**EXTERIOR FINISH MATERIAL LEGEND**



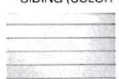
1. DARK BRICK BLEND



2. RED BRICK BLEND



3. FIBER CEMENT LAP SIDING (COLOR 1)



4. FIBER CEMENT LAP SIDING (COLOR 2)



5. VERTICAL SEAM METAL CLADDING (COLOR 1)



6. VERTICAL SEAM METAL CLADDING (COLOR 2)



7. PRECAST STONE PANELS



**DEVELOPMENT REVIEW APPLICATION**

720-722 BROADWAY, LLC

720 - 722 BROADWAY,  
SOMERVILLE, MA 02144

April 24th, 2024  
Revised: January 03, 2025  
Revised: January 20, 2026

OWNER:

DECAMILLO ASSOCIATES  
P.O. BOX 474  
LYNNFIELD, MA 01940

ARCHITECT:



LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



PASSIVE HOUSE CONSULTANT:



CONTRACTOR:



**BUILDING ELEVATION**

DRAWING NUMBER

**A-18**

**EXTERIOR FINISH MATERIAL LEGEND**



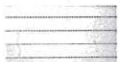
1. DARK BRICK BLEND



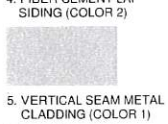
2. RED BRICK BLEND



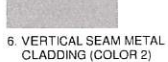
3. FIBER CEMENT LAP SIDING (COLOR 1)



4. FIBER CEMENT LAP SIDING (COLOR 2)



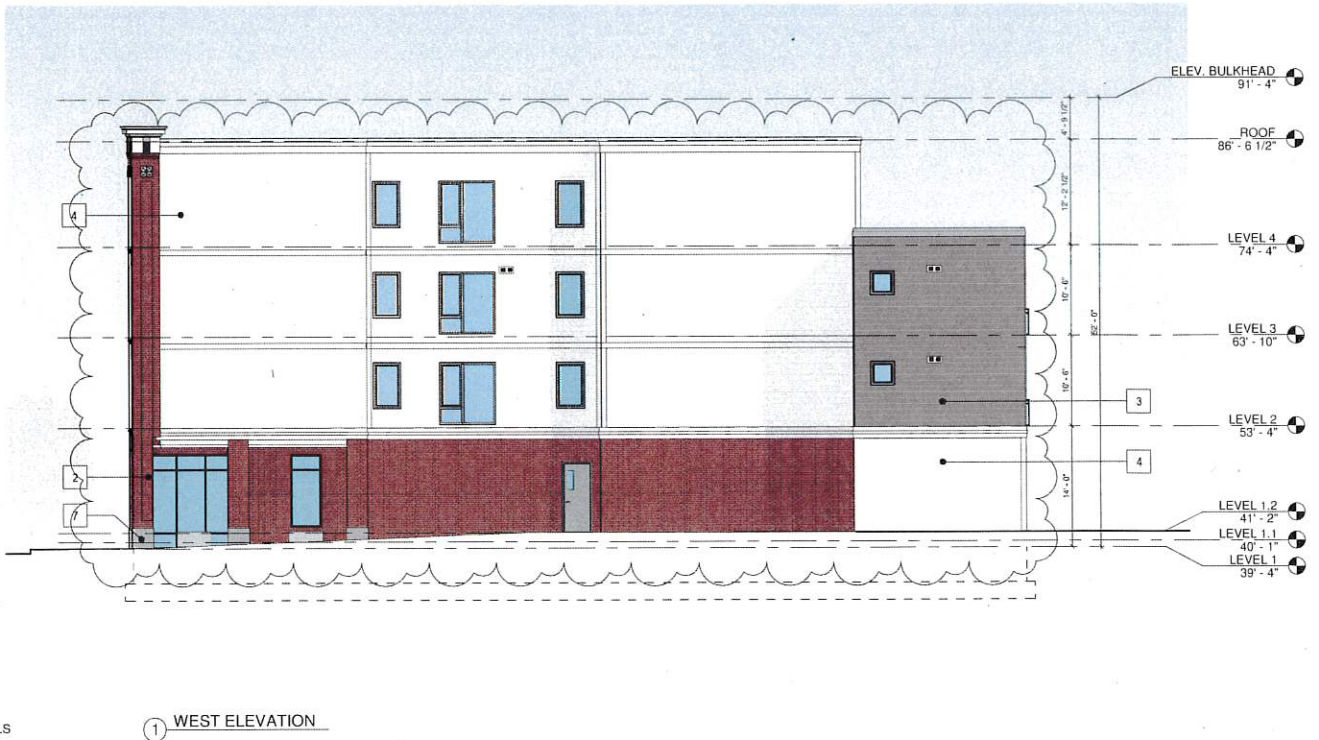
5. VERTICAL SEAM METAL CLADDING (COLOR 1)



6. VERTICAL SEAM METAL CLADDING (COLOR 2)



7. PRECAST STONE PANELS



① WEST ELEVATION

DEVELOPMENT REVIEW APPLICATION

720-722 BROADWAY, LLC  
720 - 722 BROADWAY,  
SOMERVILLE, MA 02144

OWNER:  
DECAMILLO ASSOCIATES  
P.O. BOX 474  
LYNNFIELD, MA 01940



BUILDING ELEVATION

DRAWING NUMBER

A-19

April 24th, 2024  
Revised: January 03, 2025  
Revised: January 20, 2026



② ELEVATION WILLOW AVE. - FENESTRATION

① BROADWAY ELEVATION - FENESTRATION

2.4.5 USES AND FEATURES:  
FENESTRATION IS MEASURED BETWEEN 2 FT & 12 FT ABOVE FINISHED FL

4.2.8.d USES AND FEATURES:  
GROUND STORY FENESTRATION SECONDARY FACADE MIN/MAX 15%/70%

UPPER STORY FENESTRATION MIN/MAX 15%/50%

LEVEL 4 WALL AREA: 1,054 SF  
LEVEL 4 FENESTRATION AREA: 231 SF  
LEVEL 4 FENESTRATION PRECENTAGE: 22%

LEVEL 3 WALL AREA: 1,119 SF  
LEVEL 3 FENESTRATION AREA: 289 SF  
LEVEL 3 FENESTRATION PRECENTAGE: 26%

LEVEL 2 WALL AREA: 1,113 SF  
LEVEL 2 FENESTRATION AREA: 275 SF  
LEVEL 2 FENESTRATION PRECENTAGE: 25%

LEVEL 1 (SECONDARY FACADE) WALL AREA: 1,059 SF  
LEVEL 1 FENESTRATION AREA: 500 SF  
LEVEL 1 FENESTRATION PRECENTAGE: 47%  
(MEASURED BETWEEN 2 & 12' AFF)

2.4.5 USES AND FEATURES:  
FENESTRATION IS MEASURED BETWEEN 2 FT & 12 FT ABOVE FINISHED FL

4.2.8.d USES AND FEATURES:  
GROUND STORY FENESTRATION PRIMARY FACADE MIN 70%

UPPER STORY FENESTRATION MIN/MAX 15%/50%

LEVEL 4 WALL AREA: 1,011 SF  
LEVEL 4 FENESTRATION AREA: 290 SF  
LEVEL 4 FENESTRATION PRECENTAGE: 27%

LEVEL 3 WALL AREA: 796 SF  
LEVEL 3 FENESTRATION AREA: 290 SF  
LEVEL 3 FENESTRATION PRECENTAGE: 36%

LEVEL 2 WALL AREA: 796 SF  
LEVEL 2 FENESTRATION AREA: 290 SF  
LEVEL 2 FENESTRATION PRECENTAGE: 36%

LEVEL 1 (PRIMARY FACADE) WALL AREA: 755 SF  
LEVEL 1 FENESTRATION AREA: 557 SF  
LEVEL 1 FENESTRATION PRECENTAGE: 74%  
(MEASURED BETWEEN 2 & 12' AFF)

DEVELOPMENT REVIEW APPLICATION

FENESTRATION DIAGRAMS

720-722 BROADWAY, LLC

OWNER:

ARCHITECT:

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

PASSIVE HOUSE CONSULTANT:

CONTRACTOR:

DRAWING NUMBER

720 - 722 BROADWAY,  
SOMERVILLE, MA 02144

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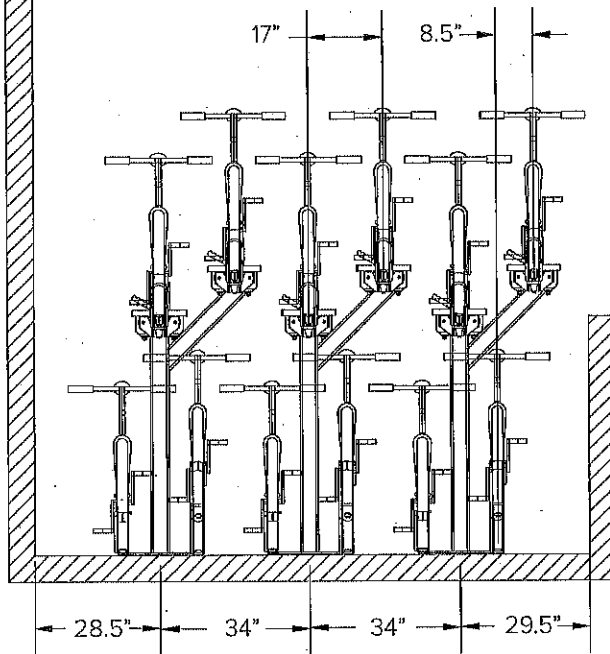
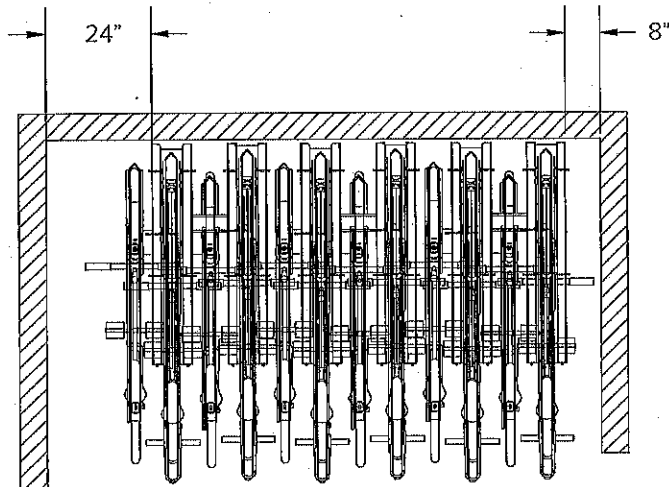


December 2nd, 2024  
Revised: January 03, 2025  
Revised: January 20, 2026

A-28

SCALE: 1/16" = 1'-0"





CEILING OBSTRUCTIONS BEYOND OKAY

R54.00

