



City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

2026 JUN -1 P 12: 08

PROPERTY ADDRESS: 28-30 Vinal Avenue
CASE NUMBER: ZP26-000042
OWNER: 28 Vinal LLC
OWNER ADDRESS: 234 Lewis Wharf Boston, MA 02110
APPLICANT: 28 Vinal LLC
APPLICANT ADDRESS: 234 Lewis Wharf Boston, MA 02110
DECISION: Approved with Conditions (Site Plan Approval)
DECISION DATE: June 1, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

Pursuant the Somerville Zoning Board of Appeals' Rules of Procedure and Policy, land plating involving only a lot split as defined by the Somerville Zoning Ordinance requires only Minor Site Plan Approval, with the Director of Planning, Preservation, & Zoning serving as the decision-making authority in-lieu of the Zoning Board of Appeals.

This decision summarizes the findings made by the Director of Planning, Preservation, & Zoning regarding the lot split submitted for 28-30 Vinal Avenue.

SUMMARY OF PROPOSAL

Applicant proposes splitting the 28 and 30 Vinal lots into four (4) compliant lots, all of which will be zoning compliant for the Neighborhood Residential (NR) zoning district.

RECORD OF PROCEEDINGS

On June 1, 2026, the Director of Planning, Preservation, & Zoning reviewed the submitted application materials.

PLANS & DOCUMENTS

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

Document Name	Pages	Prepared By	Date	Revision Date
Plan of land 28-30 Vinal Avenue	1	Greater Boston Surveying and Engineering 19 Fredith Road Weymouth, MA 02189	February 23, 2026	N/A
Subdivision of Land 28-30 Vinal Avenue	1	Greater Boston Surveying and Engineering 19 Fredith Road Weymouth, MA 02189	April 13, 2026	N/A

FINDINGS

In accordance with the Somerville Zoning Ordinance and the Zoning Board of Appeals' Rules of Procedure & Policy for Minor Site Plan Approvals, the Director of Planning, Preservation, & Zoning may approve or deny a Minor 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 Director finds that this proposal is consistent with the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including supporting the production of new housing.

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

The Director finds that the proposed lot splits 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."

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Director finds that the proposed lot split does not cause any impacts deserving of mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning, Preservation, & Zoning **APPROVED** the Minor Site Plan Approval for lot splits on behalf of the Zoning Board of Appeals, subject to the following conditions:

General

1. This Decision and endorsed plan of land must be recorded with the Middlesex South Registry of Deeds.

Prior to Building Permit

2. A digital 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.



Dan Bartman, Interim Director of Planning, Preservation, & Zoning
Office of Strategic Planning & Community Development

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 _____