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Breanna Rolland, Of Counsel  
Jasleen Kaur, Paralegal

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May 11, 2026

**RE: 17 Monmouth Street, Somerville, Massachusetts – Lot Split in Historical District**  
**10.1.1.d Narrative**

The Applicant, Sanjay Kansagra, seeks approval of a lot split for the property located at 17 Monmouth Street, Somerville, Massachusetts which is in a NR zoning district.

The proposed subdivision divides the existing parcel into two separate lots, identified as Lot 1A and Lot 1B, in accordance with the requirements of the Somerville Zoning Ordinance and applicable subdivision regulations. Proposed Lot 1A will contain approximately 6,731 square feet and will contain the existing structure located on the property, while proposed Lot 1B will contain approximately 4,855 square feet and is proposed as a newly created buildable lot intended for future residential development.



City of Somerville  
**HISTORIC PRESERVATION COMMISSION**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**TO:** Historic Preservation Commission  
**FROM:** Planning, Preservation, and Zoning Staff  
**SUBJECT:** 17 Monmouth Street, ZP26-000043  
**POSTED:** May 29, 2026

This memo summarizes the request for a recommendation on a lot split for 17 Monmouth Street.

## **SUMMARY OF PROPOSAL**

Applicant proposes a lot split of a property on the National Register of Historic Places, which requires a Special Permit from the Zoning Board of Appeals and a recommendation from the Somerville Historic Preservation Commission (HPC) under 10.1.1.d.i.a of the Somerville Zoning Ordinance (SZO) prior to the Special Permit.

Notably, the property is not a Local Historic District Property, but it is a National Registrar Property. A National Registrar of Historic Places property is an honorary designation. Unless otherwise mandated by the local or state government, there are no development restrictions on a National Registrar property.

A summary of the Historic Preservation Commission's recommendations of this matter will be given to the Zoning Board of Appeals when the applicant requests their Special Permit.

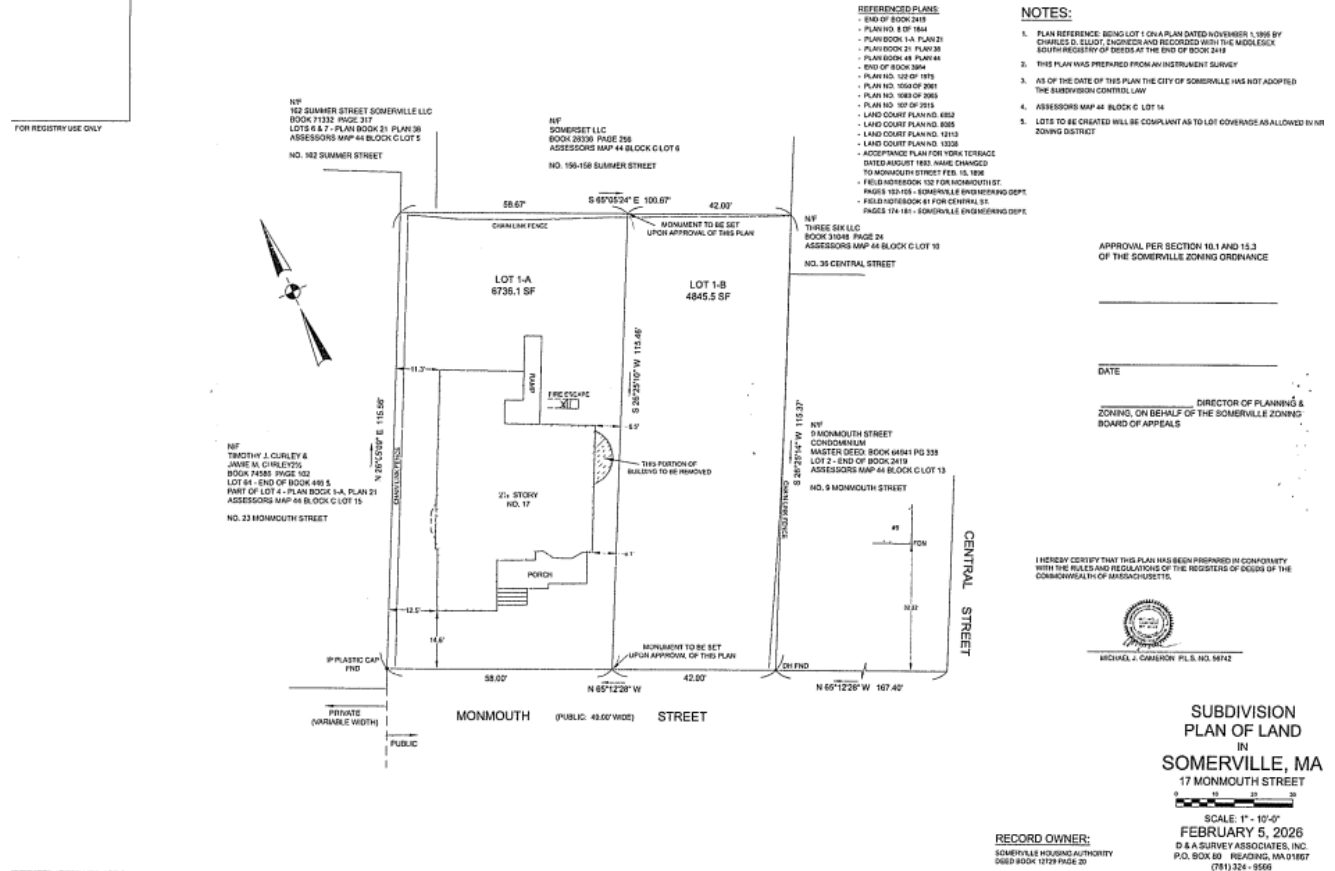
## **DOCUMENTS**

Attached to this memo are a narrative submitted by the applicant and a land plat demonstrating the proposed lot split. No building plans have been submitted at this time, so it has still yet to be determined if any proposed renovations to the building will meet the threshold for demolition under the Demolition Ordinance.

*17 Monmouth Front Facade:*



**Lot Split Plat:**



**Narrative:**

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*17 Monmouth Rear with Proposed Bay to be Demolished:*



*Right Side of 17 Monmouth, Bay to be Demolished, Proposed New Lot 1-B:*



*Aerial of Proposed New Lot 1-B:*



*Interior of Bay Window Proposed to be Demolished:*



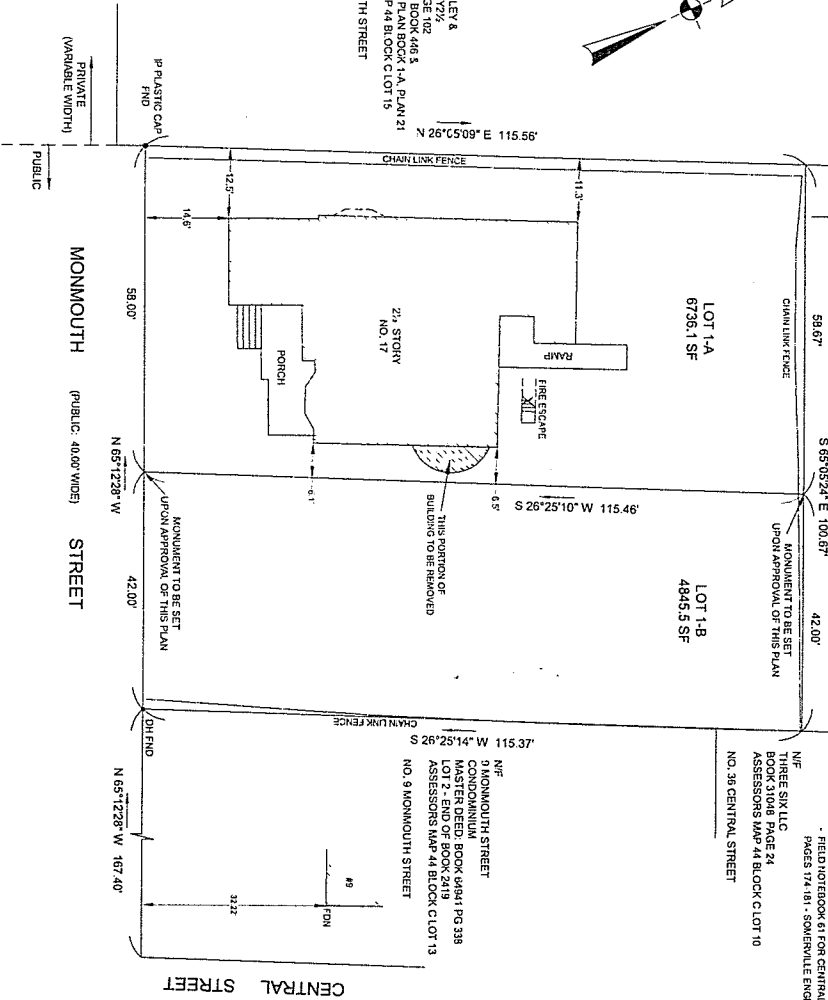
FOR REGISTRY USE ONLY

N/E  
182 SUMMER STREET SOMERVILLE LLC  
BOOK 7132 PAGE 317  
LOTS 6 & 7 - PLAN 21 PLAN 38  
ASSESSORS MAP 44 BLOCK C LOT 5  
NO. 182 SUMMER STREET

N/E  
SOMERSET LLC  
BOOK 28336 PAGE 250  
ASSESSORS MAP 44 BLOCK C LOT 6  
NO. 156-158 SUMMER STREET

N/E  
THREE SIX LLC  
BOOK 31048 PAGE 24  
ASSESSORS MAP 44 BLOCK C LOT 10  
NO. 36 CENTRAL STREET

N/E  
NOTARY J. CURLEY &  
JAMES M. CURLEY  
BOOK 74986 PAGE 102  
LOT 64 - END OF BOOK 466 3  
PART OF LOT 4 - PLAN BOOK 1-A, PLAN 21  
ASSESSORS MAP 44 BLOCK C LOT 15  
NO. 23 MONMOUTH STREET



NOTES:

1. PLAN REFERENCE: BEING LOT 1 ON A PLAN DATED NOVEMBER 1, 1995 BY CHARLES D. ELLIOT, ENGINEER AND RECORDED WITH THE MIDDLESEX SOUTH REGISTRY OF DEEDS AT THE END OF BOOK 2419
2. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
3. AS OF THE DATE OF THIS PLAN THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW
4. ASSESSORS MAP 44 BLOCK C LOT 14
5. LOTS TO BE CREATED WILL BE COMPLIANT AS TO LOT COVERAGE AS ALLOWED IN NR ZONING DISTRICT

REFERENCED PLANS:

- END OF BOOK 2419
- PLAN NO. 8 OF 184
- PLAN BOOK 1-A, PLAN 21
- PLAN BOOK 21 PLAN 38
- PLAN NO. 48 OF 184
- END OF BOOK 2419
- PLAN NO. 122 OF 1975
- PLAN NO. 1050 OF 2001
- PLAN NO. 1083 OF 2005
- PLAN NO. 107 OF 2015
- LAND COURT PLAN NO. 6822
- LAND COURT PLAN NO. 6823
- LAND COURT PLAN NO. 1333
- ACCEPTANCE PLAN FOR YORK TERRACE
- DATED AUGUST 1983 NAME CHANGED TO MONMOUTH STREET FEB. 15, 1996
- FIELD NOTEBOOK 132 FOR MONMOUTH ST.
- PAGES 102-103 - SOMERVILLE ENGINEERING DEPT.
- FIELD NOTEBOOK 137 FOR CENTRAL ST.
- PAGES 174-181 - SOMERVILLE ENGINEERING DEPT.

APPROVAL PER SECTION 10.1 AND 15.3  
OF THE SOMERVILLE ZONING ORDINANCE

DATE

DIRECTOR OF PLANNING &  
ZONING, ON BEHALF OF THE SOMERVILLE ZONING  
BOARD OF APPEALS

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY  
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS.

MICHAEL J. CAMERON P.L.S. NO. 559142



SUBDIVISION  
PLAN OF LAND  
IN  
SOMERVILLE, MA  
17 MONMOUTH STREET

SCALE: 1" = 10'-0"

RECORD OWNER:  
SOMERVILLE HOUSING AUTHORITY  
DEED BOOK 12729 PAGE 20

FEBRUARY 5, 2026  
D & A SURVEY ASSOCIATES, INC.  
P.O. BOX 80 READING, MA 01867  
(781) 324-9566

FOR REGISTRY USE ONLY

NF  
162 SUMNER STREET SOMERVILLE, LLC  
BOOK 2836, PAGE 256  
LOTS 6 & 7 - PLAN BOOK 21, PLAN 38  
ASSESSORS MAP 44 BLOCK C LOT 5  
NO. 162 SUMNER STREET

NF  
SOMERSET LLC  
BOOK 2836, PAGE 256  
ASSESSORS MAP 44 BLOCK C LOT 6  
NO. 169-158 SUMNER STREET

NF  
THREE SIX LLC  
BOOK 2836, PAGE 256  
ASSESSORS MAP 44 BLOCK C LOT 10  
NO. 36 CENTRAL STREET

- REFERENCES PLANS:
- END OF BOOK 2410
  - PLAN NO. 8 OF 184
  - PLAN BOOK 1-A, PLAN 12
  - PLAN BOOK 48, PLAN 44
  - END OF BOOK 3904
  - PLAN NO. 122 OF 1975
  - PLAN NO. 160 OF 2001
  - PLAN NO. 102 OF 2005
  - LAND COAST PLAN NO. 0085
  - LAND COAST PLAN NO. 12113
  - LAND COAST PLAN NO. 13336
  - ACCEPTANCE PLAN FOR YORK TERRACE
  - DATED AUGUST 1993, NAME CHANGED
  - TO MONMOUTH STREET, 11.10' WIDE
  - FIELD BOOK 1279 PAGE 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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RECORD OWNER:  
SOMERVILLE HOUSING AUTHORITY  
DEED BOOK 1279 PAGE 20

DRAFT  
SUBDIVISION  
PLAN OF LAND  
IN  
SOMERVILLE, MA  
17 MONMOUTH STREET

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