



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

2026 JUN 30 A 11: 04

PROPERTY ADDRESS: 32 Webster Avenue
CASE NUMBER: ZP25-000097
OWNER: 32 Webster Holdings LLC
OWNER ADDRESS: 667 Somerville Avenue, Somerville, MA 02143
APPLICANT: Kinvarra Capital
APPLICANT ADDRESS: 667 Somerville Ave, Somerville, MA 02143
DECISION: Approved with Conditions (Site Plan Approval)
DATE OF VOTE: June 18, 2026
DECISION ISSUED: June 30, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Site Plan Approval submitted for 32 Webster Street.

LEGAL NOTICE

32 Webster Holdings LLC/Kinvarra Capital proposes to develop an Apartment Building in the Mid-Rise 4 (MR4) zoning district, which requires Site Plan Approval.

RECORD OF PROCEEDINGS

On May 21, 2026, 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, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, Lynn Richards. At the hearing, the Applicant introduced the project. The Chair then opened the public comment portion of the hearing. One member of the public expressed concern over the height of the building. The Chair closed the public comment portion of the hearing. The Board then discussed the application. There was discussion regarding the unit mix.

The Board expressed that they would like to see at least one three-bedroom unit in the building. The Board had questions regarding the proposed Massachusetts Department of Transportation regulatory land taking and determined that the condition noted in the Staff Memo was sufficient should the parcel of land change. Board Members asked Staff to include a condition that would require any change to the electrical transformers be deemed as a major amendment and require review by the Planning Board.

Board Members requested that the Applicant present the additional design options originally shown to the Urban Design Commission, as well as consider adding in Group 2 Accessible Units. The Planning Board also requested the applicant consider incorporating additional bicycle parking as there will be 35 bedrooms and 29 bicycle parking spaces.

The Board continued the public hearing until June 4, 2026.

On June 4, 2026, the Planning Board resumed the Public Hearing. Present and sitting at the hearing were members Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, Lynn Richards, and Alternate Luc Schuster. Luc Schuster was absent from the hearing on May 21, 2026, but submitted an affidavit confirming review of the evidence, and was able to participate in the discussion.

The Applicant presented updated plans that included additional bicycle parking and additional design options. The Applicant stated that they were unable to change the plans to accommodate the Board's previous request to add a three-bedroom unit.

The Board then discussed the application. The Board reviewed the design options and discussed that options 4 or 5 were favored, with the direction of the applicant to work with Staff to finalize the design. The Board highlighted that some members feel that three-bedroom units are more in line with City policies and goals for providing a mix of bedroom counts to accommodate a diverse group of family sizes. The Planning Board requested that the applicant consider adding a three bedroom unit or adding in Group 2 Accessible Affordable units. The Board continued the hearing to June 18, 2026.

On June 18, 2026, the Board resumed the public hearing. Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, Lynn Richards, and Alternate Luc Schuster. The applicant gave an update on the inclusion of three Group 2 accessible units. The Planning Board discussed the proposal, specifically the three-bedroom unit request and the accessible units. Following discussion of the proposal, the Board moved to approve the Site Plan Approval. The motion passed 5-0.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
32 Webster Avenue Plan Set	34	Balance Architects 1 Thompson Square Boston, MA 02129	11/05/2025	5/28/2026 06/09/2026
Shadow Study	26	Balance Architects 1 Thompson Square Boston, MA 02129	11/05/2025	N/A
Neighborhood Meeting Reports	8	Kinvarra Capital	10/28/2026	N/A
Sustainability Documents	1	Kinvarra Capital		
32 Webster Avenue Site Plan	8	Mckenzie Engineering Group Assinippi Office Park 150 Longwater Drive Suite 101 Norwell, MA 02061	02/16/2026	N/A
UDC Recommendation	5	City of Somerville 93 Highland Ave Somerville, MA 02143	08/12/2026	N/A
Landscape Plan	4	Verdant	12/08/2026	N/A

		Erin Hossaini-Fitch 318 Harvard Street Suite 25 Brookline, MA 02446		
Tree Plan	3	Verdant Erin Hossaini-Fitch 318 Harvard Street Suite 25 Brookline, MA 02446	03/09/2026	3/12/2026
Bicycle Room Plans	2	MDM Transportation Consultants, Inc. 28 Lord Rd Marlborough, MA 01752	March 2026	June 2026
LEED Materials	9	Airtight Energy Consulting 17 New South Street #100 Northampton, MA 01060	12/12/2026	N/A

SITE PLAN APPROVAL 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 the proposal supports the goals laid out in Somervision 2040, the City's Comprehensive Master Plan, including the following:

- Increase the housing supply.
- Prioritize walking, biking and transit options and minimize space dedicated to personal vehicles.

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

The Board finds that this project meets the intent of the MR4 zoning district is, in part: "To create, maintain, and enhance areas appropriate for smaller scale, multi-use, and mixed-use buildings and neighborhood serving uses"

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

The Board finds that the approved conditions mitigate any significant impacts attributable to the proposed development.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the Site Plan Approval for a 29-unit apartment building with the conditions included in the staff

memos. Seconded by Amelia Aboff. The Board voted **5-0** to approve the permit, subject to the following conditions:

General

1. Utility and mechanical equipment is not permitted on any façade or within the frontage area of the lot.
2. Electrical transformers and other mechanical equipment are not permitted above ground within the frontage area of any lot.
3. If the Board requires any changes to the submitted plans, digital copies of all applicable application materials reflecting those changes must be submitted to the Planning, Preservation, and Zoning Division for the public record. Materials must be submitted in accordance with the document format standards of the Submittal Requirements.
4. A digital copy of the recorded Decisions stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, and Zoning Division for the public record.
5. Any modification or alteration to this project due to the reconfiguration of Webster Ave. and/or Newton St. or the proposed regulatory taking of land by MassDOT to effectuate that reconfiguration would be deemed a major amendment and must be reviewed by the Planning Board
6. MWRA operates and maintains a 48-inch ductile iron water main in Webster Avenue. Any utility construction encroachment in the MWRA easement will require an 8(m)-encroachment permit from MWRA.
7. Inflow and Infiltration sewer mitigation is required for all projects that increase sewer flows to the City wastewater system. By City Ordinance and policy, the City only accepted I&I mitigation via fee. This program is managed by the Engineering Division. See Somerville's Sewer, Drain, and Infiltration/Inflow Policy for more information.
8. Project must be in compliance with Engineering Site Construction Rules and Regulations (available at <https://www.somervillema.gov/departments/departmentsinfrastructure-and-asset-management-iam/engineering>) and implement stormwater management BMPs to meet runoff requirements as necessary. Current proposal appears to meet the requirements of a Medium Project Review. Please note that if project is amended to include a direct stormwater overflow to City system the project will be recategorized as a Large Review and subject to stricter stormwater quantity and quality management regulations.
9. Sewer lateral for existing building connects to Newton Street brick combined sewer which is greater than 20 feet deep. Engineering would review and potentially allow abandonment of existing sewer lateral on site at location of existing chimney. Contractor must locate chimney and confirm that any proposed

abandonment location can be sufficiently protected during foundation construction prior to approval and execution of sewer cut and cap. Applicant and contractor must contact Engineering for more information about existing sewer lateral abandonment alternatives prior to issuance of Demolition Permit.

10. Construction documents must be substantially equivalent to the approved plans and other materials submitted for development review.
11. Material specifications from supplied must be submitted to confirm fenestration glazing is compliant with the VLT and VLR ratings required by the Somerville Zoning Ordinance.
12. An outdoor lighting plan and supplier cut sheet specifications of chosen lighting fixtures must be submitted to confirm compliance with Section 10.6 Outdoor Lighting of the Somerville Zoning Ordinance. The site photometric plan must include a keyed site plan identifying the location of all luminaires; total site lumen limit table (calculations from the SZO); lighting fixture schedule indicating the fixture type, description, lamp type, lumens, color temperature, color rendering index, BUG rating, mounting height, and wattage of all luminaires; and notation of any timing devices used to control the hours set for illumination.
13. The Applicant or their successor in interest must submit a Tree Protection Plan with tree protection details to the Tree Warden for review and approval, and must meet with the Tree Warden to discuss proper tree protection responsibilities and construction operations plans. The Tree Protection Plan must include strategies to be executed and maintained through the duration of the project to ensure the protection of [existing public shade trees adjacent to the site / describe trees onsite to be protected, if any]. The Applicant or their successor must follow the approved plans.
14. The removal of trees on private property is subject the City's Tree Preservation Ordinance. Most trees eight (8) or more inches in diameter will require a private tree removal permit. Please visit the City's website to determine if a private tree removal permit is needed:
<https://www.somervillema.gov/departments/treeremoval-guidelines>, and email trees@somervillema.gov with any questions. If tree removals are required, please provide a Tree Removal Plan noting trees to be protected and removed that clearly specify tree species and diameter at breast height (DBH).
15. Per SZO 10.3.6 Landscape Buffer, any lot in the MR district abutting the side or rear lot line of a lot in the NR district must be screened by a landscape buffer. Landscape buffers must be located along the outer perimeter of the lot, parallel to and extending along 100% of the length of the lot line; and must include a fence and 1 large tree per 30' of lot line or a continuous row of evergreen shrubs at least 2' tall and 1 large tree per 30' of lot line. The lot line that abuts the NR district to the south measures 93', thus requiring 4 large trees within the 6' landscape buffer. The Amelanchier is not within the buffer area and is not considered a large tree. One (1) additional large tree is required in the landscape buffer.

16. A deed restriction limiting the sale or rental of all affordable dwelling units to eligible households in perpetuity must be executed and recorded with the Middlesex South Registry of Deeds.
17. A covenant or other deed restriction agreeing to pay the housing linkage fee must be executed and recorded with the Middlesex South Registry of Deeds or filed with the Land Registration Office. Final deed restriction language must be approved by the Economic Development Division and City Solicitor.
18. The Applicant or their successor in interest shall make a fractional buyout for 0.8 ADUs not provided.
19. The property owner(s) and applicable future tenants must comply with the Mobility Management Plan dated April 21, 2026, as approved and conditioned by the Director of Mobility's Final Approval dated April 21, 2026.
20. Dwelling units must be advertised as ineligible for on-street Residential Parking Permits, subject to the regulations of the Somerville Traffic Commission.
21. All buyers, grantees, lessees, renters, and tenants must be notified in writing prior to sale or lease of any dwelling unit that the residents are ineligible for on street Residential Parking Permits, subject to the regulations of the Somerville Traffic Commission.
22. Formal acknowledgement that residents are ineligible for on-street Residential Parking Permits, and that dwelling units will be advertised as such, subject to the regulations of the Somerville Traffic Commission, must be filed and recorded with this Decision and forwarded to the Somerville Traffic Commission and Inspectional Services Division.
23. The Applicant or their successor in interest must submit all Stage 2 documentation required by the Office of Sustainability & Environment's LEED Certifiability Requirements.
24. The Applicant or their successor in interest must submit all Stage 3 documentation required by the Office of Sustainability & Environment's LEED Certifiability Requirements.
25. Any change in location of electrical transformers will be considered a major amendment and must be reviewed by the Planning Board.

Prior to Building Permit

26. This decision must be recorded with the Middlesex South Registry of Deeds.
27. The Applicant shall submit a Construction Management Plan (CMP) for Engineering and Mobility Division review and comment twenty-one (21) days prior to submission of the Foundation Permit. Limited lot line construction on an Urban Minor Arterial street will require engineering site logistic plans to minimize construction impacts to the high-volume public right of way.
28. Upper floor balconies on Webster Avenue overhang the public right of way. Overhang requires a Section 12-14 license with the City Council view the City

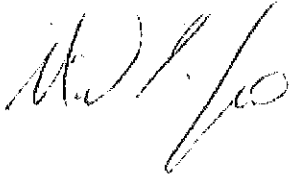
Clerk's Office. This license must be secured prior to issuance of main Building Permit.

29. Tree removal schedule shows that various private trees are being removed. The Applicant shall provide photos and proof of size and species (invasive status) to get official tree removal permit exemption prior to issuance of a Foundation Permit. Email trees@somervillema.gov to proceed.
30. An affordable housing implementation plan (AHIP) must be submitted to the Director of Housing for review and approval prior to applying for a Building Permit.
31. Any approved changes to the bicycle parking by the Planning Board require a revised Transportation Access Plan (TAP) to be signed off on by the Mobility Division.

Prior to Certificate of Occupancy

32. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.
33. A Digital Massing Model of only the building's massing, in SketchUp format (.skp), that is to scale and properly geo-located and oriented for use in placing and viewing the project within the City's digital model of existing buildings in the city must be submitted to the Planning, Preservation, and Zoning Division prior to the issuance of a building permit. The model should be main mass only and should not include any detailed architectural features of the proposed building, including building components or materiality.
34. Final sidewalk design must provide sufficient width to guarantee at least 5' clear width of cement concrete surface for ADA/MAAB access. The 5' width may be combined by land in public right of way and private land dedicated via a public access easement. Establish easement line parallel to Newton Street side line. Submit easement plans for City review and public general 24/7/365 access to sidewalk area on private property adjacent to Newton Street, as necessary. Executed easement is required prior to Certificate of Occupancy.
35. A public right-of-way or pedestrian access easement must be provided in perpetuity by a covenant or other deed restriction for the full area of the sidewalk provided within the frontage area of the lot. Final easement language must be approved by the City Solicitor. The easement must be recorded at the Middlesex Registry of Deeds prior to application for a Certificate of Occupancy.

Attest, by the Planning Board:

A handwritten signature in dark ink, appearing to read 'M. Capuano', is written over a horizontal line.

Michael Capuano, *Chair*

Amelia Aboff, *Vice-Chair*
Jahan Habib, *Clerk*
Michael McNeley
Lynn Richards
Luc Schuster, *Alternate*
Coralie Cooper, *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 _____