

SECOND NEIGHBORHOOD MEETING REPORT

Property: 6 Wheatland Street
Applicant: NPO Properties LLC
Owner: NPO Properties LLC
Agent: Adam Dash, Esq.
Zoning District: Mid-Rise 3 (“MR3”)
Not in a Transit Area
Not in a Pedestrian Street District

Neighborhood Meeting Date: January 26, 2026

This is the required Second Neighborhood Meeting Report which is part of the zoning application process regarding the above-referenced property.

The January 26, 2026 neighborhood meeting was held remotely via Zoom, beginning at 6:35 pm.

The slides used at the meeting are filed herewith.

On January 12, 2026, meeting flyers were mailed to the neighborhood owners, and hand delivered to the neighborhood residents, of the properties as stated on the Somerville abutter’s list filed herewith.

Attendees:

Jesse Clingan, Ward 4 City Councilor
Nelson DeOliveira, from Applicant
Maria Montoya, from Applicant
Adam Dash, Esq., attorney for Applicant
Evan Stellman, KDI Architecture, architect for Applicant
Alfaro Esparza, PP&Z Staff
Paul Romeo
David Stoops
Jeremy Henry
Dana Robert

Councilor Clingan welcomed everyone and introduced himself before handing the floor over to Attorney Dash. Attorney Dash introduced the development team and Mr. Esparza, and then stated the purpose of the meeting.

Attorney Dash went through the project details for the demolition of the existing two-family Detached House structure, and the proposed construction of a new five-unit, three-story Apartment Building, which requires site plan approval for the building, a special permit for the residential use, and variances for primary front façade build-out and landscape buffer. He

explained that the project had been to the Urban Design Commission (“UDC”) since the last neighborhood meeting and that changes were made to the plans using the preferred design option chosen by the UDC. Attorney Dash explained the process going forward, and the relief sought. He also explained that the existing structure had not been found Significant by the Historic Preservation Commission, such that Demolition Review would not apply.

Mr. Stellman went through the existing and proposed plans and showed elevations and renderings. He explained the changes made to the plans since the UDC meeting.

Attorney Dash then opened the meeting up for questions from the public.

Public Comment can be summarized as follows:

Councilor Clingan said that there were positives to the project such as moving the building closer to the blank wall of the abutting commercial structure and away from the residential abutters, and such as the changes to the colors and textures, and the stepdown in height, since the UDC meeting.

A resident asked about the parking status of the project. Attorney Dash said that there would be five parking spaces on site.

A resident asked about the height of the proposed structure. Attorney Dash said that it was under the allowed number of feet in height and was compliant by having three stories.

A resident asked about whether the site was to be re-zoned by the City. Councilor Clingan said that he was not aware of any re-zoning of the site.

A resident asked whether the project would need to dig up Wheatland Street and whether that would happen before or after the coming underground pipe project on the street. Attorney Dash said that it was not known whether the street would need to be dug up for this project, but that the City’s Engineering Department typically provides comments on projects. Councilor Clingan said that the pipe project on Wheatland Street would not happen for some time, and that the 6 Wheatland project would probably be done before the pipe work began.

A resident asked whether the project would be an Airbnb. Attorney Dash said that was not the plan.

Councilor Clingan asked whether the units would be rentals or condos. Mr. DeOliveira said they would be condos.

Councilor Clingan said that issues were raised at the prior neighborhood meeting due to the property being abandoned, but that he had not heard anything about issues at the property lately. He asked whether the demolition would begin before the zoning approvals for the new structure. Mr. DeOliveira said that he wanted to minimize disruption by doing the demolition and then doing the construction right afterwards.

A resident asked when construction would begin. Attorney Dash said that the zoning process and construction drawings will take some time. He said that it would probably be at least a year.

Seeing no further comments or questions, Councilor Clingan thanked everyone for attending and closed the meeting.

The meeting was adjourned at 7:10 pm.

PROPOSED DEVELOPMENT

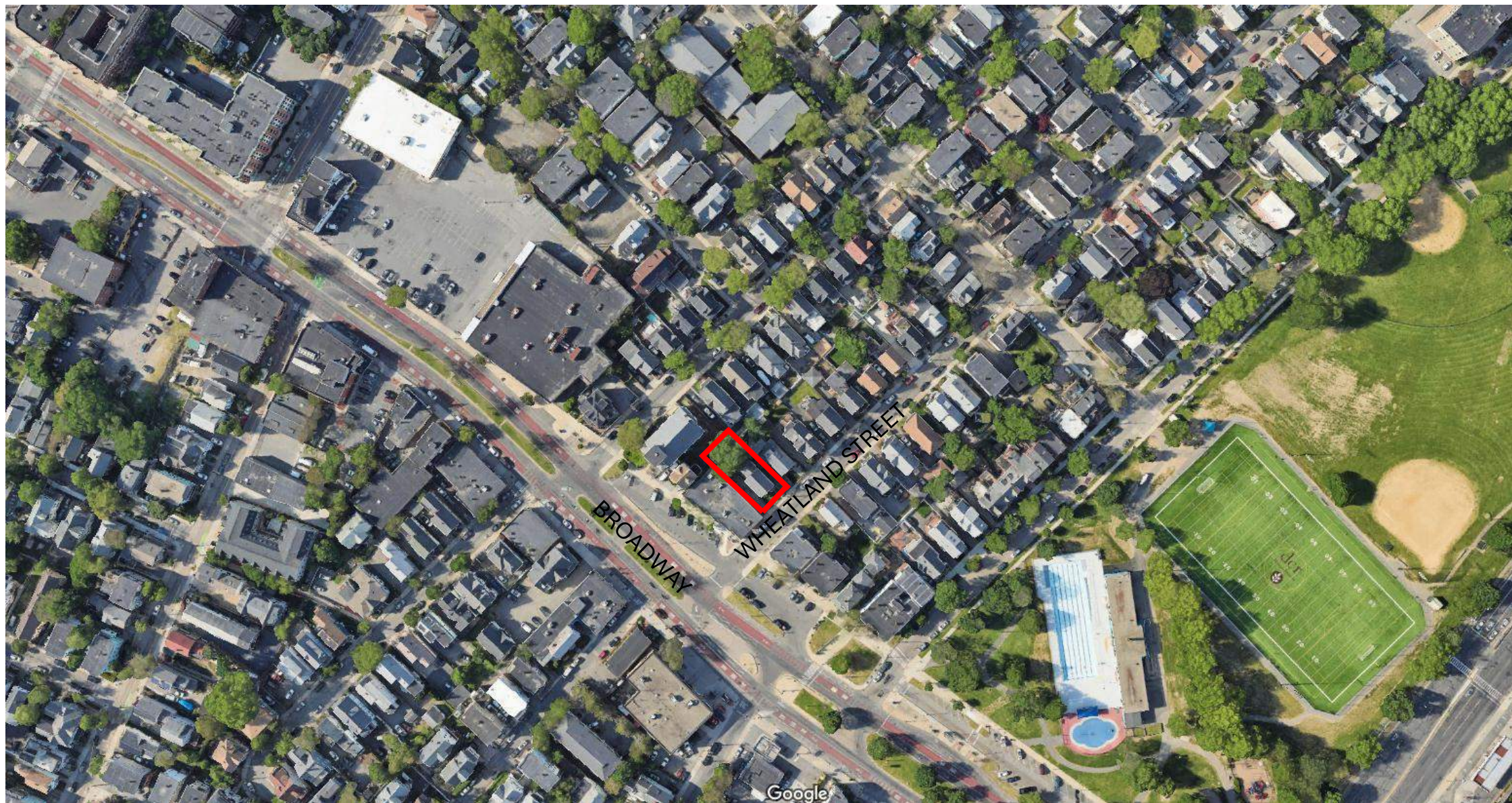
6 Wheatland Street
Somerville, MA

NEIGHBORHOOD MEETING 2: 01/26/2026

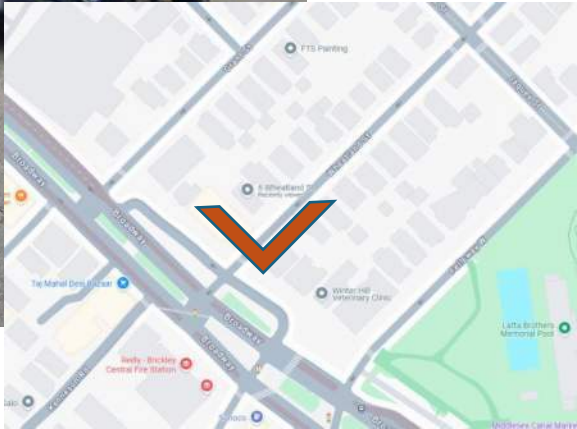


EXISTING CONDITIONS

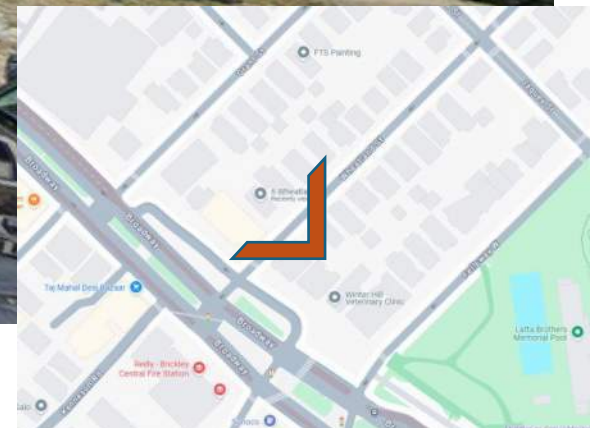
6 WHEATLAND STREET



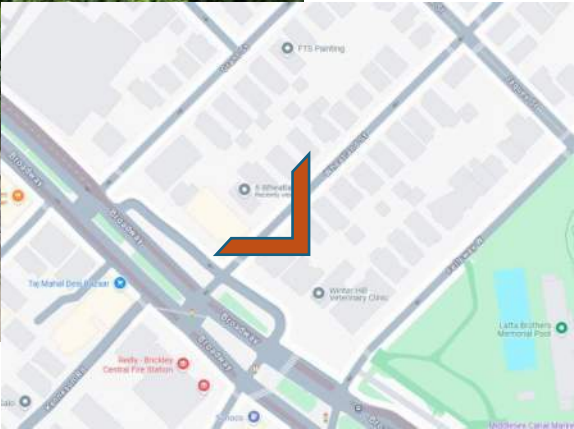
6 Wheatland Street, Somerville, MA
Existing Conditions



6 Wheatland Street, Somerville, MA
Existing Conditions



6 Wheatland Street, Somerville, MA
Existing Conditions



6 Wheatland Street, Somerville, MA
Zone – MR-3



PROJECT SUMMARY

- New Construction of a 3-Story “Apartment Building”
 - 5 Residential Units
 - 20% of total Units (1) to be affordable units
- Gross Floor Area Proposed= ±7,450 SF
- Unit 1: ±2,080 sf (3 Bedrooms / 2 Bathrooms)
- Unit 2: ±997 sf (2 Bedrooms / 2 Bathrooms)
- Unit 3: ±1,267 sf (2 Bedrooms / 2 Bathrooms)
- Unit 4: ±1,206 sf (2 Bedrooms / 2 Bathrooms)
- Unit 5: ±1,136 sf (2 Bedrooms / 2 Bathrooms)

PROJECT SUMMARY

Zoning Summary

Special Permits:

- SZO 4.1.6.b.i: Special Permit Required for: Building Type (Apartment Building – MR3 Zone)
- SZO 4.1.13: Special Permit Required for: Use (Household Living)

• Variances:

- SZO 4.1.7.A: Façade Build Out
 - 80% Required Build Out at Wheatland Street Required (34') / 76.5% (32'6") Maximum allowed w/ compliant setbacks.
- SZO 10.3.6.b.i: Landscape Buffer
 - "Landscape buffers must be located along the outer perimeter of the lot, parallel to and extending along one hundred percent (100%) of the length of the lot line."
 - 0' buffer shown.

• Process

- Neighborhood Meeting 1 (6/30/2025)
- Urban Design Commission (Approved 11/25/2025)
- Neighborhood Meeting (Tonight)
- Development Review Application for Variances
- Development Review Application for Special Permits

UDC SUMMARY

3 Façade options presented to UDC on November 25, 2025

The commission selected a preferred façade option to move through the Variance & Special Permit processes.

Additional comments from the UDC included:

- Obtain confirmation of transformer requirement from Eversource
- Expand the planting palette per Somerville Pollinator Action plan guidelines and recommendations
- Clarify the hardscape detail on the driveway and note how the sidewalk edge and fence are supported while maintaining a 10-foot pathway
- Study the ramp as it ends in the proposed driveway, take consideration of a vehicle notifier or change in paving material to improve safety

Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	01/26/2026
C-1	Certified Plot Plan	12/28/2024
L-1	LANDSCAPE PLAN	10/22/2025
A-020	Architectural Site Plan	01/26/2026
A-100	Basement Plan	01/26/2026
A-101	1st Floor Plan	01/26/2026
A-102	2nd Floor Plan	01/26/2026
A-103	3rd Floor Plan	01/26/2026
A-300	Front & Right Building Elevations	01/26/2026
A-301	Rear & Left Building Elevations	01/26/2026
AV-1	Perspectives	01/26/2026
AV-2	Facade Options	01/26/2026



PROJECT:
6 WHEATLAND ST. RESIDENCES

PROJECT ADDRESS:
851 CAMBRIDGE ST, CAMBRIDGE MA

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
617-591-8682

SURVEYOR
NELSON GROUP
ADDRESS
264 SALEM ST.
MEDFORD, MA 02155

CLIENT
NELSON GROUP
ADDRESS
264 SALEM ST.
MEDFORD, MA 02155

LANDSCAPE ARCHITECT
NELSON GROUP
ADDRESS
264 SALEM ST.
MEDFORD, MA 02155

NEIGHBORHOOD MEETING 2
01/26/2026

LOCUS MAP



PROJECT
LOCATION

PROJECT NAME
6 Wheatland St. Residences

PROJECT ADDRESS
6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT

ARCHITECTURE
KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

Project number25009

Date01/26/2026

Drawn byRR

Checked byES

Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000
6 Wheatland St. Residences

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 23, 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

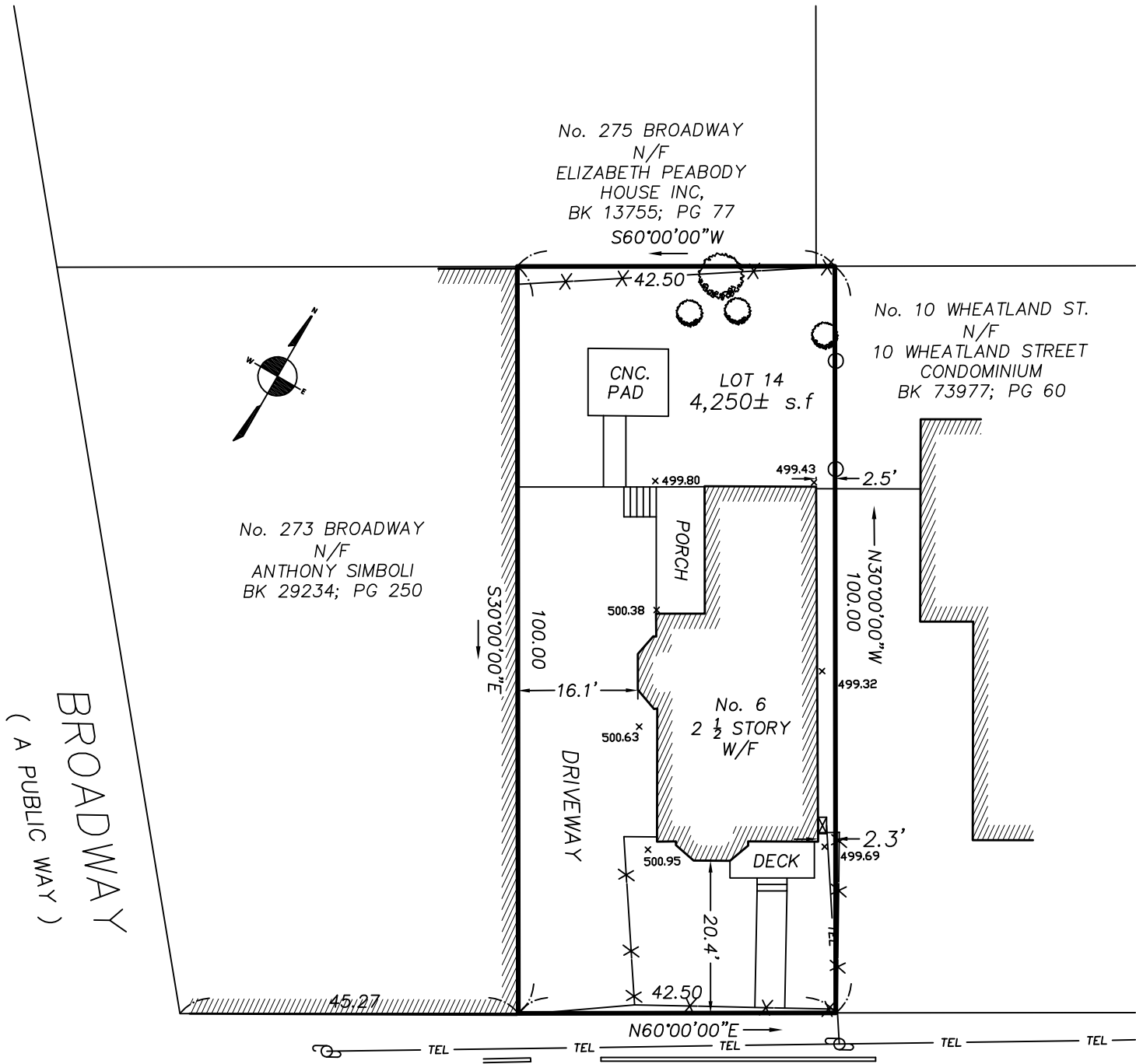
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0439E
EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
JOHN & PETER CHRISTOPHER
6 WHEATLAND ST.
SOMERVILLE, MA

DEED: BK 37094; PG 228
PLAN: PL BK 16B; PL 66
PL BK 54; PL 39
PL BK 258; PL 23

NOTES:
PARCEL ID: 70/ B/ 14//
ZONING: MR3

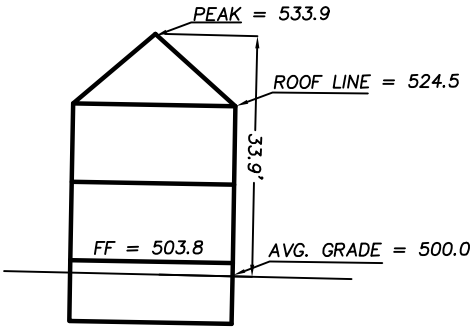
ZONING TABLE:		
DISTRICT:	REQUIRED	EXISTING
LOT AREA:	MR3	4,250 s.f
LOT FRONTAGE:		42.5'
LOT WIDTH:	30'	42.5'
LOT COVERAGE:	90%	22%
OPEN SPACE:	15%	59%
FRONT SETBACK:	2-12 MIN/MAX	20.4'
SIDE SETBACK:	0.0	2.3'
REAR SETBACK:	10'	29.45'
MAX. STORIES:	3	2.5



WHEATLAND (40' WIDE PUBLIC WAY) STREET

GEORGE C. COLLINS, P.L.S
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

HEIGHT SKETCH:
NOT TO SCALE



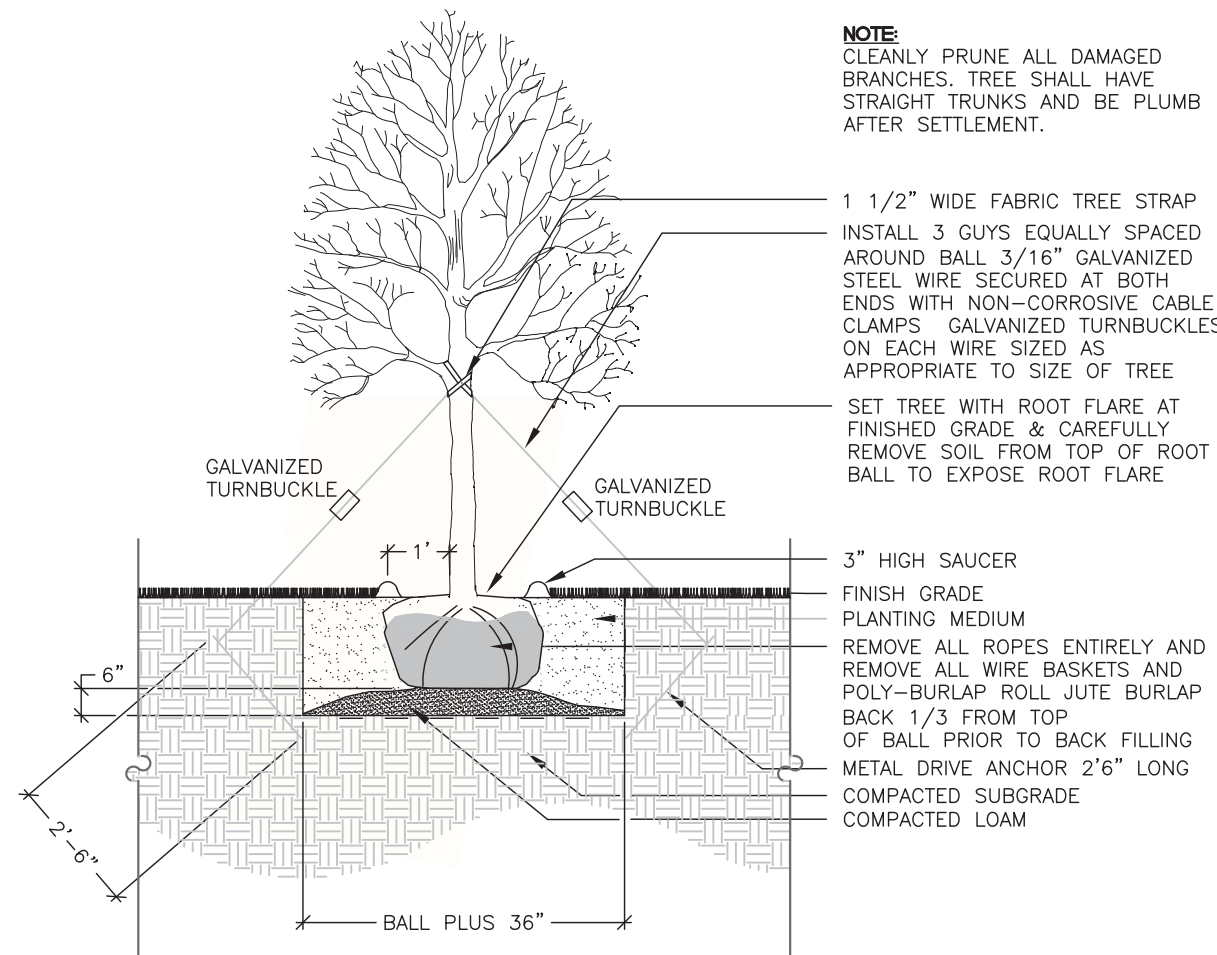
CERTIFIED PLOT PLAN
LOCATED AT
6 WHEATLAND STREET
SOMERVILLE, MA

SCALE: 1.0 INCH = 20.0 FEET



FIELD:	JJH/TK
DRAFT:	JJH
CHECK:	GCC
DATE:	12/28/24



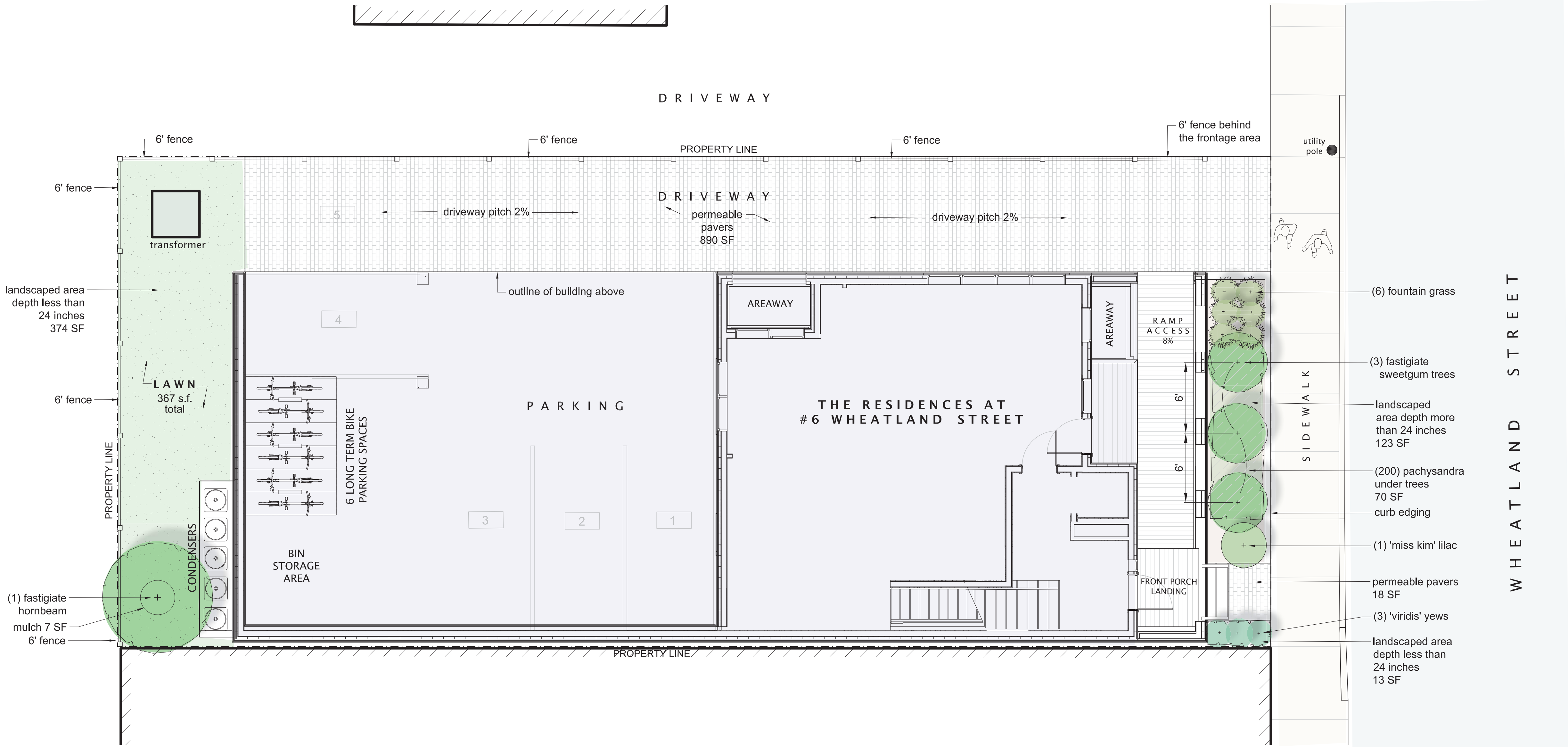


NOTE: Measure the height of the root ball and subtract 2 inches from this. Dig your planting hole to this depth. DO NOT go deeper than this measurement, as a hole too deep will bury the root flare and prevent your tree from taking root and growing successfully. Dig your hole 2 – 5 times wider than the size of the root ball as well to allow roots to spread once planted.

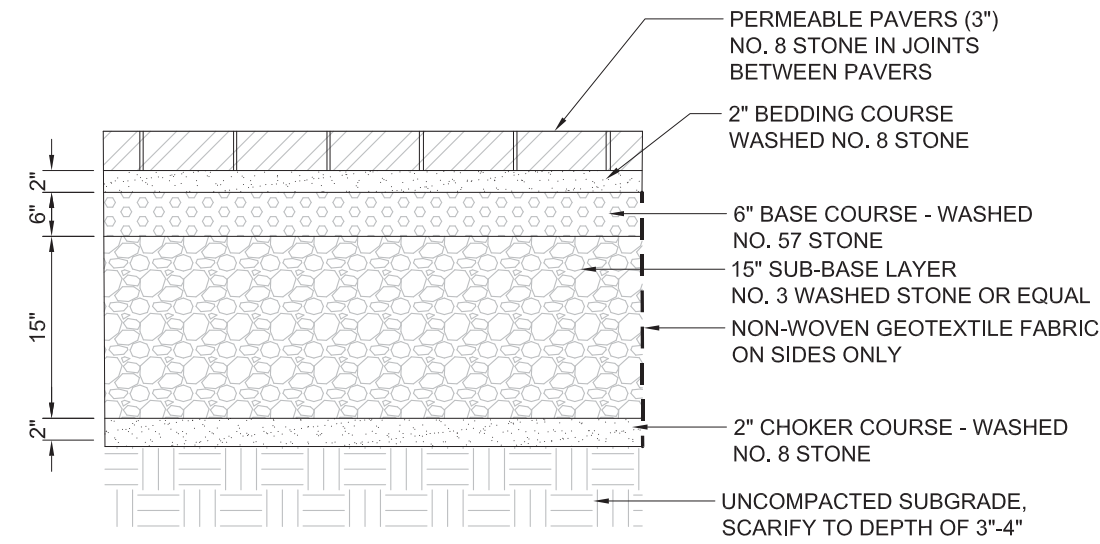
Tree Planting Section



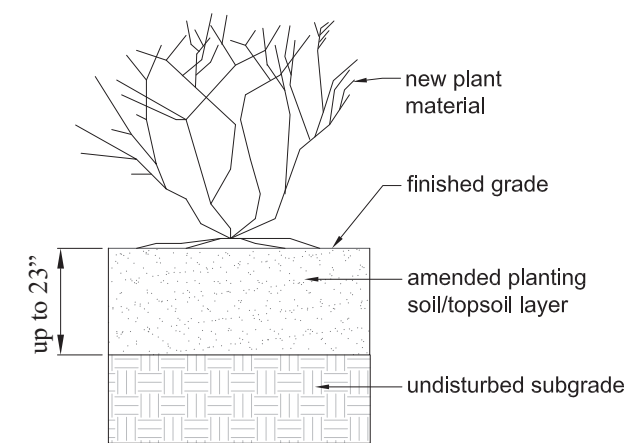
Fastigate Sweetgum
'Slender Silhouette'



Somerville Green Score				
DIRECTIONS: 1. Enter the Lot Area in square feet to the right >>> 2. Enter the area in square feet or the number of landscape elements				
	Area or Number			
	4,250			
Soils		Sq Ft Credit	Multiplier	Weighted Area
Landscaped area with a soil depth less than 24 inches (Rear yard)	367	actual sq ft	0.3	110.1
Landscaped area with a soil depth equal to or greater than 24 inches (Front Plant Bed)	123	actual sq ft	0.6	73.8
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	0	actual sq ft	0.2	0
Pervious Paving with more than 24 inches of subsurface soil or gravel	908	actual sq ft	0.5	454
Groundcovers				
Turf grass, mulch, and inorganic surfacing materials (enter square feet)	7	actual sq ft	0.1	0.7
Plants				
Vegetation less than two (2) feet tall at maturity Publicly Visible Landscape + .01 multiplier	70	actual sq ft	0.3	21
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	0	12	0.3	0
Vegetation at least two (2) feet tall at maturity Publicly Visible Landscape + .01 multiplier	10	12	0.4	48
Trees				
Small Tree (enter number of trees)	0	50	0.6	0
Small Tree Publicly Visible Landscape + .01 multiplier	3	50	0.7	105
Large Tree (enter number of trees)	1	450	0.6	270
Preserved Tree (enter DBH)	0	65	0.8	0
Engineered Landscape				
Vegetated Wall (enter square feet)	0	actual sq ft	0.1	0
Rain gardens, bioswales, and stormwater planters (enter square feet)	0	actual sq ft	1.0	0
Green Roof with up to 6" of growth medium (enter square feet)	0	actual sq ft	0.1	0
Green Roof with 6"-10" of growth medium (enter square feet)	0	actual sq ft	0.4	0
Green Roof of 10"-24" growth medium (enter square feet)	0	actual sq ft	0.6	0
Green Roof of over 24" growth medium	0			
Calculate as if soils, groundcovers, plants, and trees				
Green Score = 0.255				



Permeable Paver Section
more than 24" base courses



Plant Bed & Mulchbed
up to or less than 24" soil

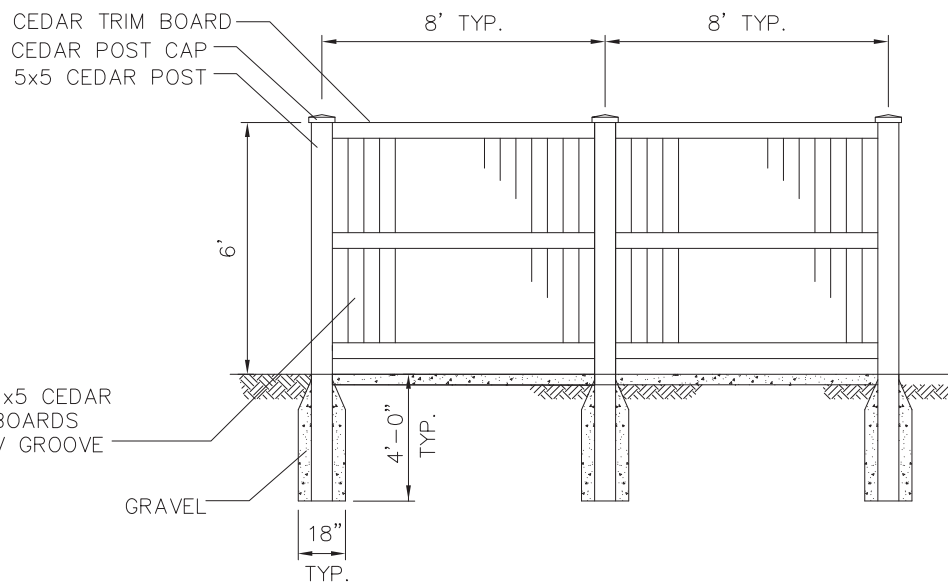
Plant List

NEW PLANTS

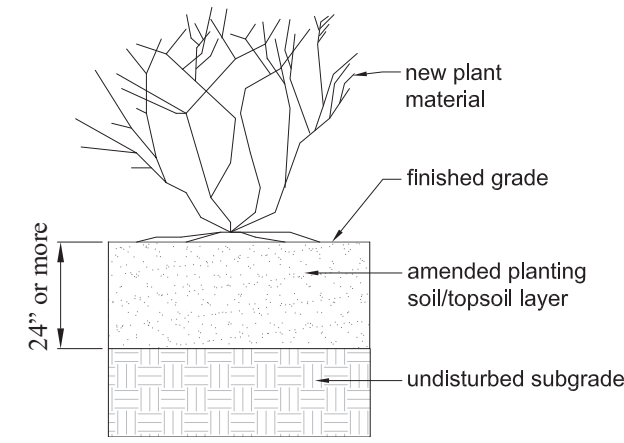
Quan	Botanical Name	Common Name	Size	Notes
1	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam Tree	2" caliper 10' HT. MIN.	B&B, LARGE TREE, Grows to 20' wide
3	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Fastigate Sweetgum	2" caliper 10' HT. MIN.	B&B, SMALL TREE, Grows to 5' to 6' wide
200	Pachysandra terminalis	Japanese Spurge	In flats of 100	Grows less than 2' + tall
6	Pennisetum x 'Red Head'	Dwarf Fountain Grass	3 Gallon	Grows more than 2' + tall
1	Syringa x 'Miss Kim'	Miss Kim Lilac	7 Gallon	Grows more than 2' + tall
3	Taxus x media 'Viridis'	Viridis Yew	6' HT.	B&B, Grows more than 2' + tall

TOP SOIL SPECIFICATIONS:

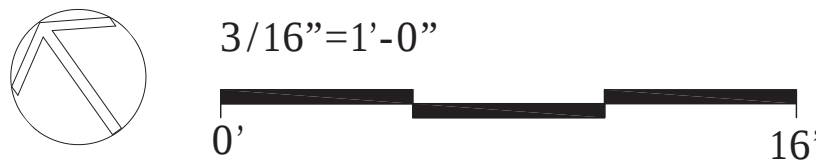
- Loam shall be a natural, fertile, friable soil, typical of productive soils in the vicinity, obtained from naturally well drained areas, neither excessively acid nor alkaline, and containing no substances harmful to grass growth. Loam shall not be delivered to the site in frozen or muddy condition and shall be reasonably free of stumps, roots, heavy or stiff clay, stones larger than 1 inch in diameter, lumps, coarse sand, noxious weeds, sticks, brush or other litter.
- The loam shall contain not less than 84 percent nor more than 20 percent organic matter as determined by the loss of weight by ignition of oven dried samples. Test samples shall be oven dried to a constant weight at a temperature of 230 degrees F.
- The loam shall have a maximum permeability of 3.7 x 10-4 centimeters per second as determined by ASTM D 5084.2434.

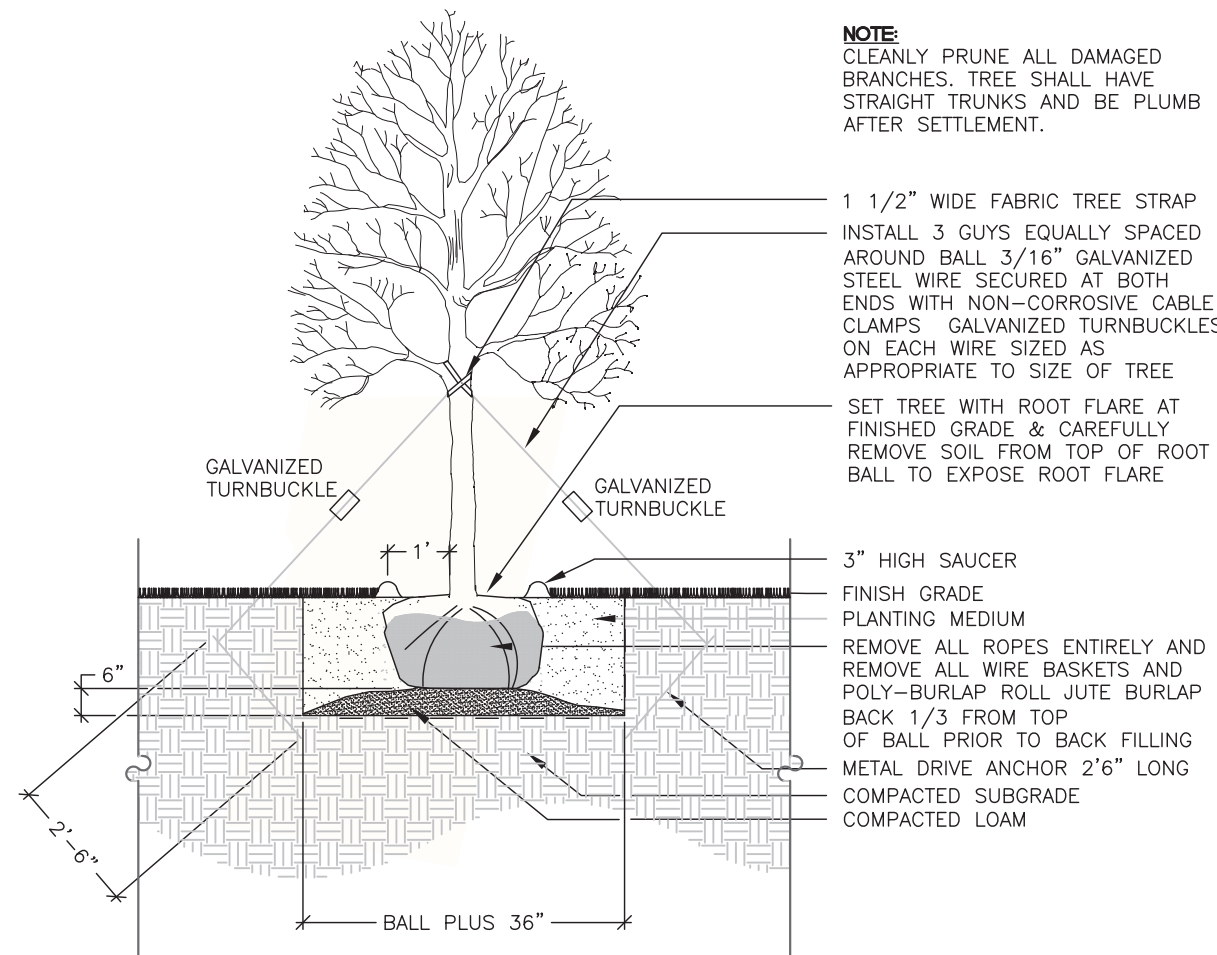


Fence Elevation



Plant Bed & Mulchbed
24" or more soil



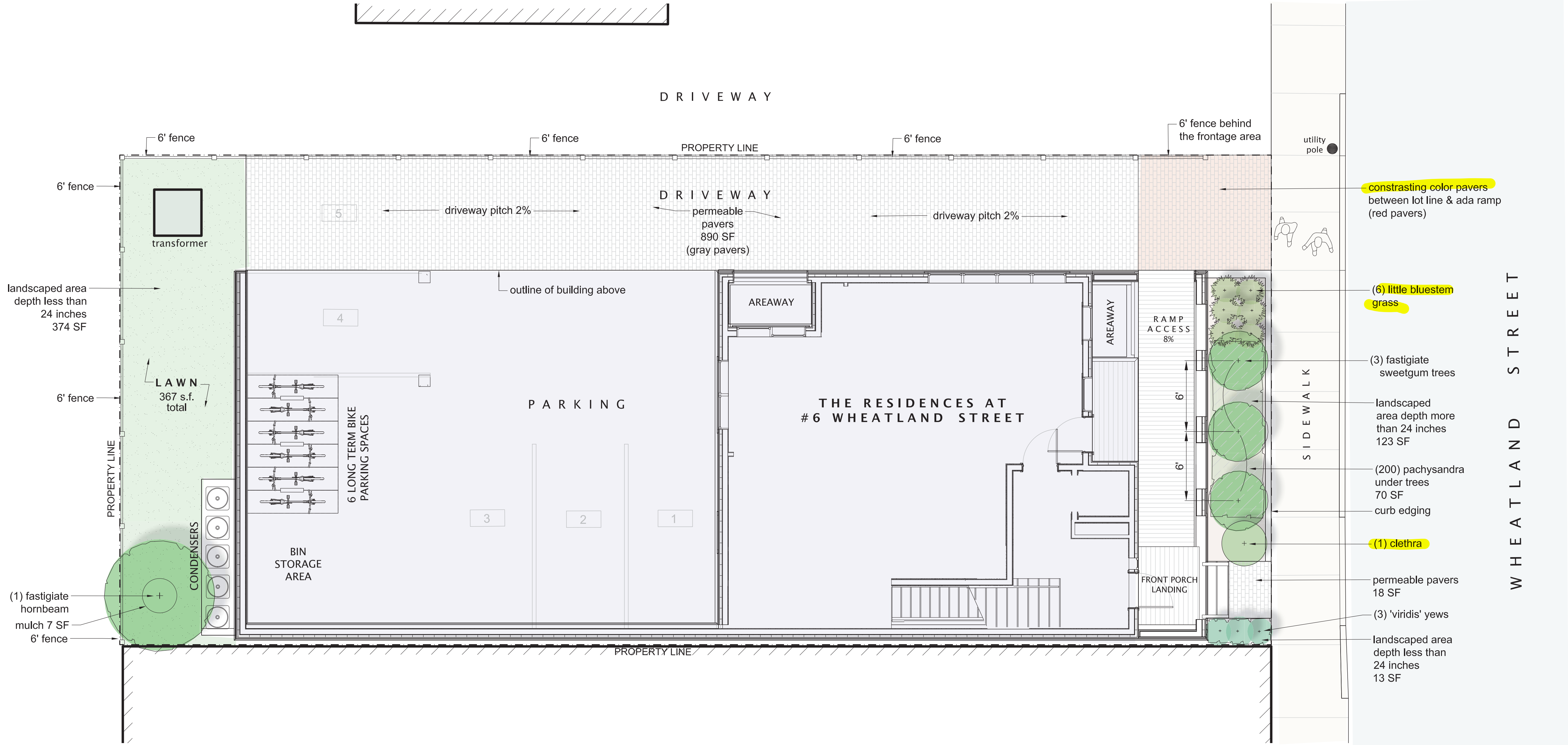


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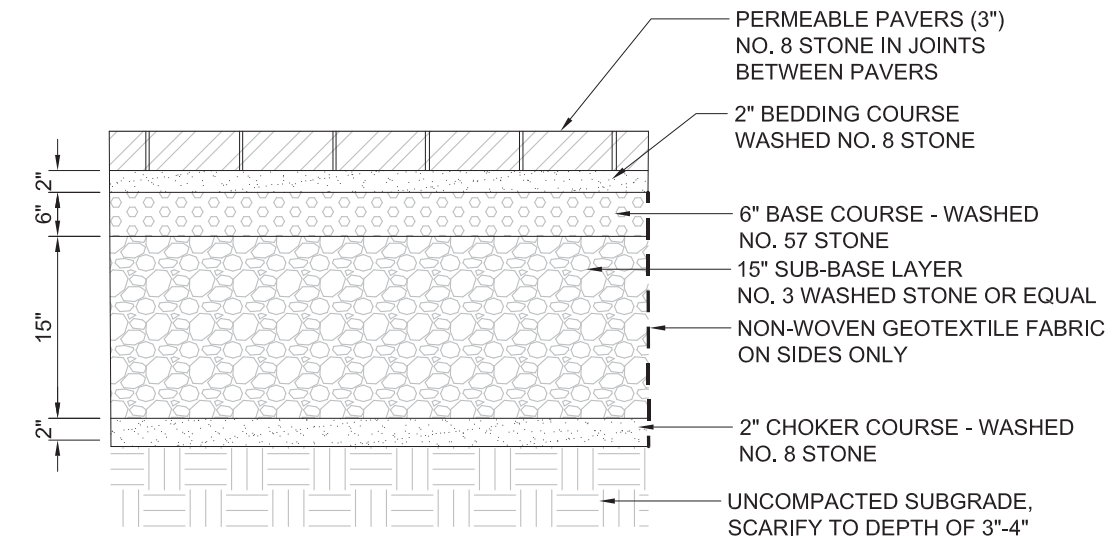
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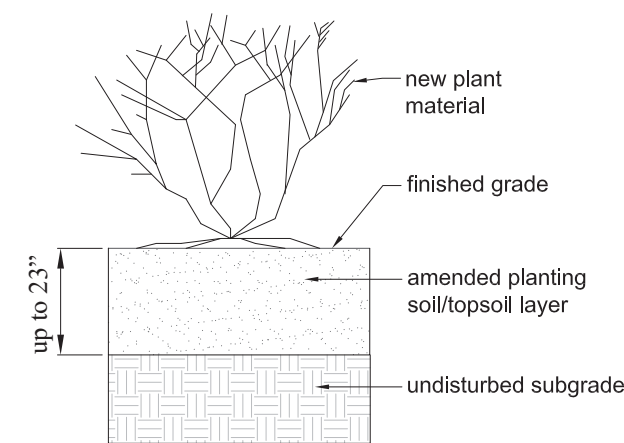
Fastigate Sweetgum
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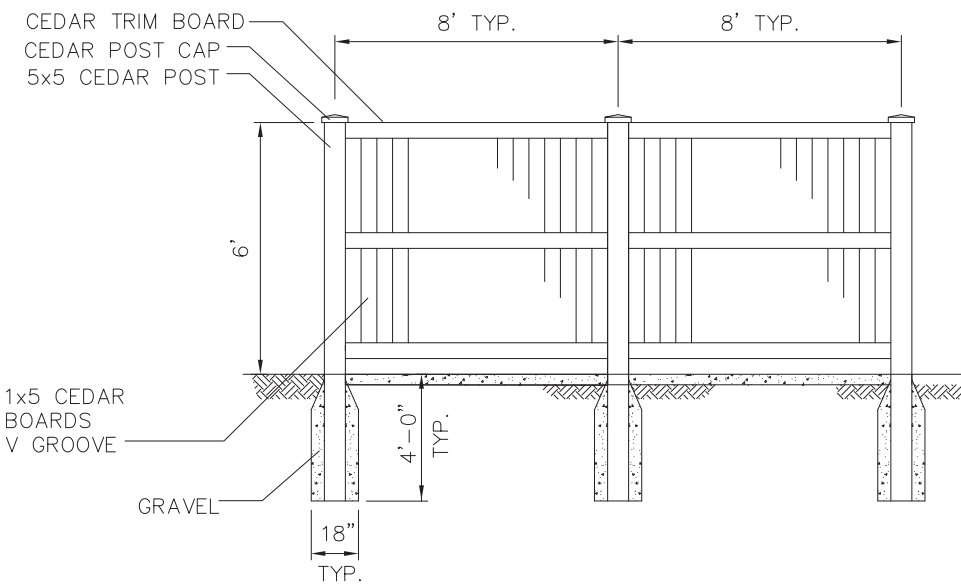
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Green Score = 0.255				



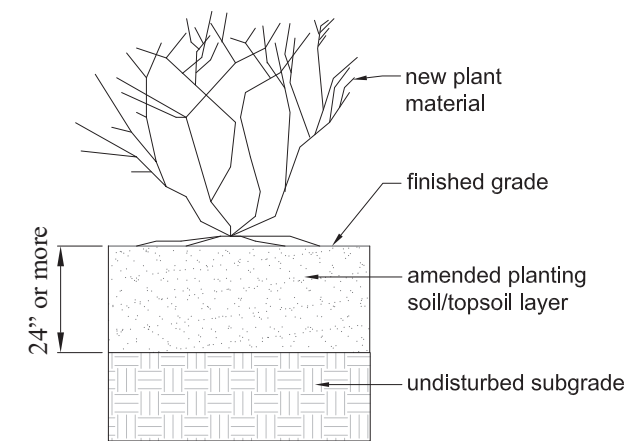
Permeable Paver Section
more than 24" base courses



Plant Bed & Mulchbed
up to or less than 24" soil



Fence Elevation



Plant Bed & Mulchbed
24" or more soil

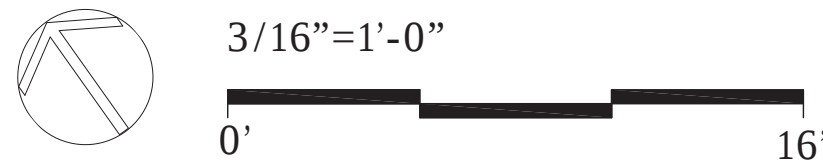
Plant List

NEW PLANTS

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1	Clethra alnifolia 'Ruby Spice'	Sweet Pepperbush	5 Gallon	POLLINATOR, Grows more than 2' + tall
3	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Fastigate Sweetgum	2" caliper 10' HT. MIN.	POLLINATOR, SMALL TREE, Grows to 5' to 6' wide
200	Pachysandra terminalis	Japanese Spurge	In flats of 100	Grows less than 2' + tall
6	Schizachyrium scoparium	Little Bluestem Grass	3 Gallon	POLLINATOR, Grows more than 2' + tall
3	Taxus x media 'Viridis'	Viridis Yew	6' HT.	B&B, Grows more than 2' + tall

TOP SOIL SPECIFICATIONS:

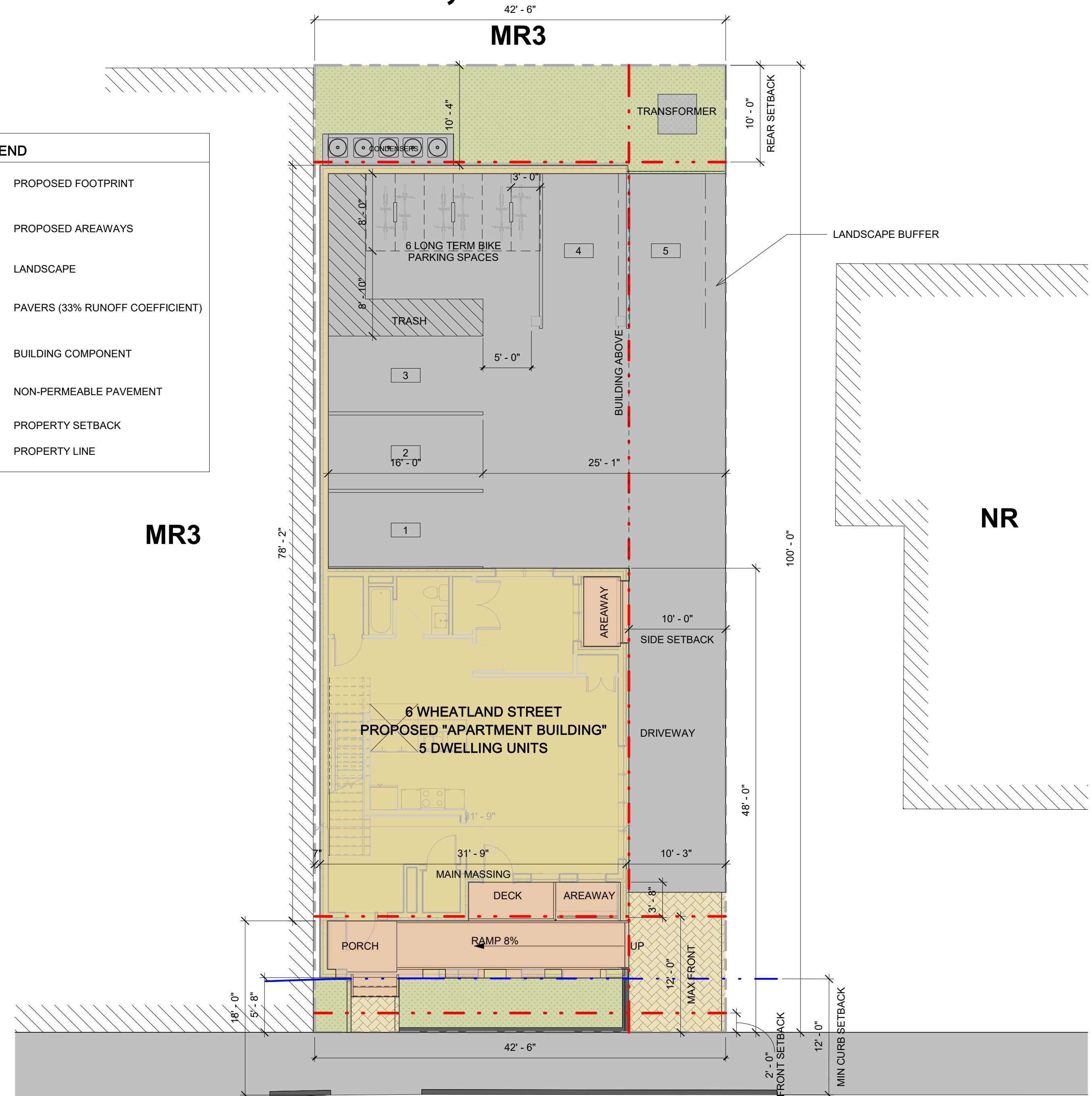
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- The loam shall have a maximum permeability of 3.7 x 10-4 centimeters per second as determined by ASTM D 5084.2434.



ZONING DIMENSIONAL TABLE			
ZONE: MR3 ZONE	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
LOT SIZE		4,250 SF ±	
BUILDING TYPE			
	APARTMENT BUILDING	APARTMENT BUILDING	COMPLIES
LOT DIMENSIONS			
LOT WIDTH (MIN.)	30 FT	+/- 42.5'	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	-		COMPLIES
GREEN SCORE			
MINIMUM	0.25		COMPLIES
IDEAL	0.30		SEE LANDSCAPE ARCH SET
OPEN SPACE (MIN.)	15% = 637 SF		COMPLIES
BUILDING SETBACKS			
CURB SETBACK (MIN.)	12 FT	12'	COMPLIES
PRIMARY FRONT (MIN./ MAX.)	2 FT / 12 FT	5'-8"	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	2 FT / 12 FT	N/A	COMPLIES
SIDE SETBACK (MIN.)			
ABUTTING ANY NON-NR OR -LDH ABUTTING ANY NR OR -LDH	0 FT 10 FT	0.5 (LEFT) 10 FT (RIGHT)	COMPLIES
REAR SETBACK (MIN.)			
ALLEY OR R-ROW NO ALLEY NO ALLEY & ABUTTING NR OR LDH	0 FT 10 FT 20 FT	10 FT	COMPLIES
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	30 FT	48 FT	COMPLIES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	COMPLIES
MAIN MASSING			
BUILDING WIDTH (MAX.)	200 FT	48 FT	COMPLIES
FACADE BUILD OUT (MIN.)			
PRIMARY FRONT	80% / 34 FT	74.7% (31' -9")	DOES NOT COMPLY
SECONDARY FRONT	65% / 27.5 FT	N/A	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	1,605 SF	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	2 FT	COMPLIES
STORY HEIGHT (MIN.)	10 FT	10 FT	COMPLIES
NUMBER OF STORIES (MIN./MAX.)	2 STORIES / 3 STORIES	3 STORIES	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	38 FT	32 FT	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	GROUND FL.: 26%	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	2ND FL.: 24% 3RD FL.: 31%	COMPLIES
BLANK WALL (MAX.)	20 FT		
USE & OCCUPANCY			
DENSITY FACTOR (MIN.)	-		
LOT AREA <5,000 SF	1,500 = 2 UNITS		
OUTDOOR AMENITY SPACE (MIN.)	1 / DU		
ROOF-MOUNTED MECHANICALS			
MECHANICAL EQUIPMENT, SCREENING, PENTHOUSE HEIGHT (MAX)	10 FT MAX		COMPLIES
REQUIRED ADU'S			
0 TO 3 UNITS 4 OR MORE	NONE 20% OF UNITS		
PARKING REQUIREMENTS (WITHIN A TRANSIT ZONE)			
BICYCLE			
SHORT-TERM	0.1/DU		COMPLIES
LONG -TERM	1.0/ DU		COMPLIES
MOTOR VEHICLE			
WITHIN TRANSIT AREA OUTSIDE OF TRANSIT AREA	1.0/ DU MAX. 1.0/ DU MIN.		COMPLIES
LANDSCAPE BUFFER			
	6'	0'	DOES NOT COMPLY

SITE PLAN LEGEND

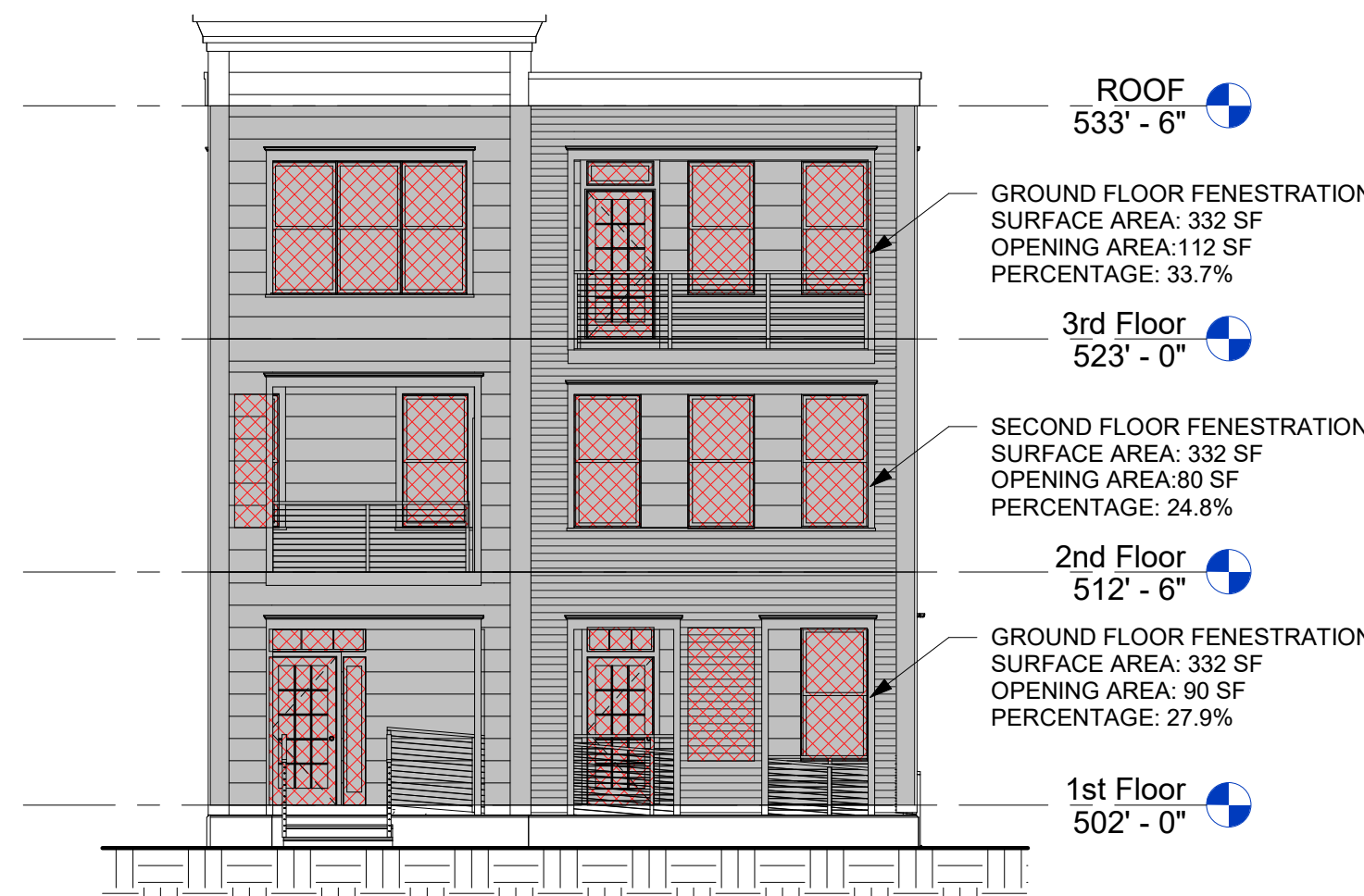
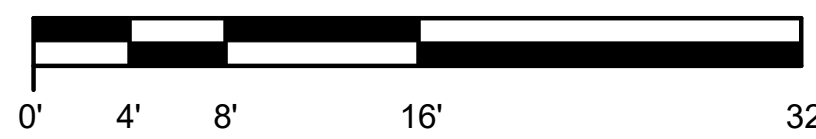
	PROPOSED FOOTPRINT
	PROPOSED AREAWAYS
	LANDSCAPE
	PAVERS (33% RUNOFF COEFFICIENT)
	BUILDING COMPONENT
	NON-PERMEABLE PAVEMENT
	PROPERTY SETBACK
	PROPERTY LINE



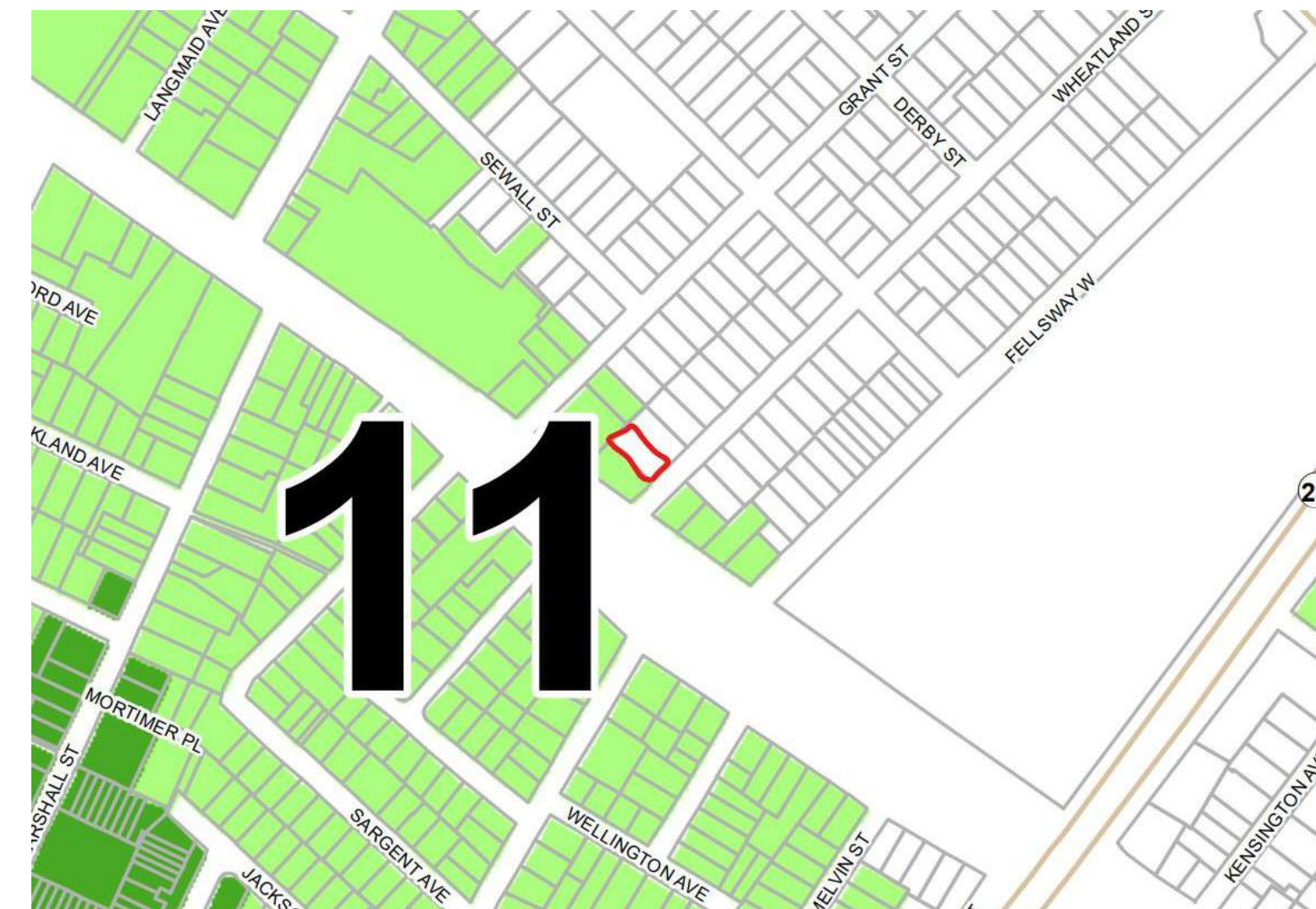
① Site Plan
1/8" = 1'-0"

SITE PLAN NOTE:

This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.



② FENESTRATION DIAGRAM
1/8" = 1'-0"



6 Wheatland St. Residences



1 FRONT ELEVATION-A
1/4" = 1'-0"



2 RIGHT ELEVATION-A
1/4" = 1'-0"

PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

Project number 25009
Date 01/26/2026
Drawn by RR
Checked by ES
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Front & Right
Building Elevations

A-300

6 Wheatland St. Residences

NEIGHBORHOOD MEETING 1 (06/30/2025)



1 FRONT ELEVATION-B
1/4" = 1'-0"



2 RIGHT ELEVATION-B
1/4" = 1'-0"

PROJECT NAME

6 Wheatland St. Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



ARCHITECTURE

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REGISTRATION

Project number	25009
Date	03/31/2025
Drawn by	RR
Checked by	ES
Scale	1/4" = 1'-0"

REVISIONS

[illegible]

Front & Right
Building
Elevations-Facade
Option 2

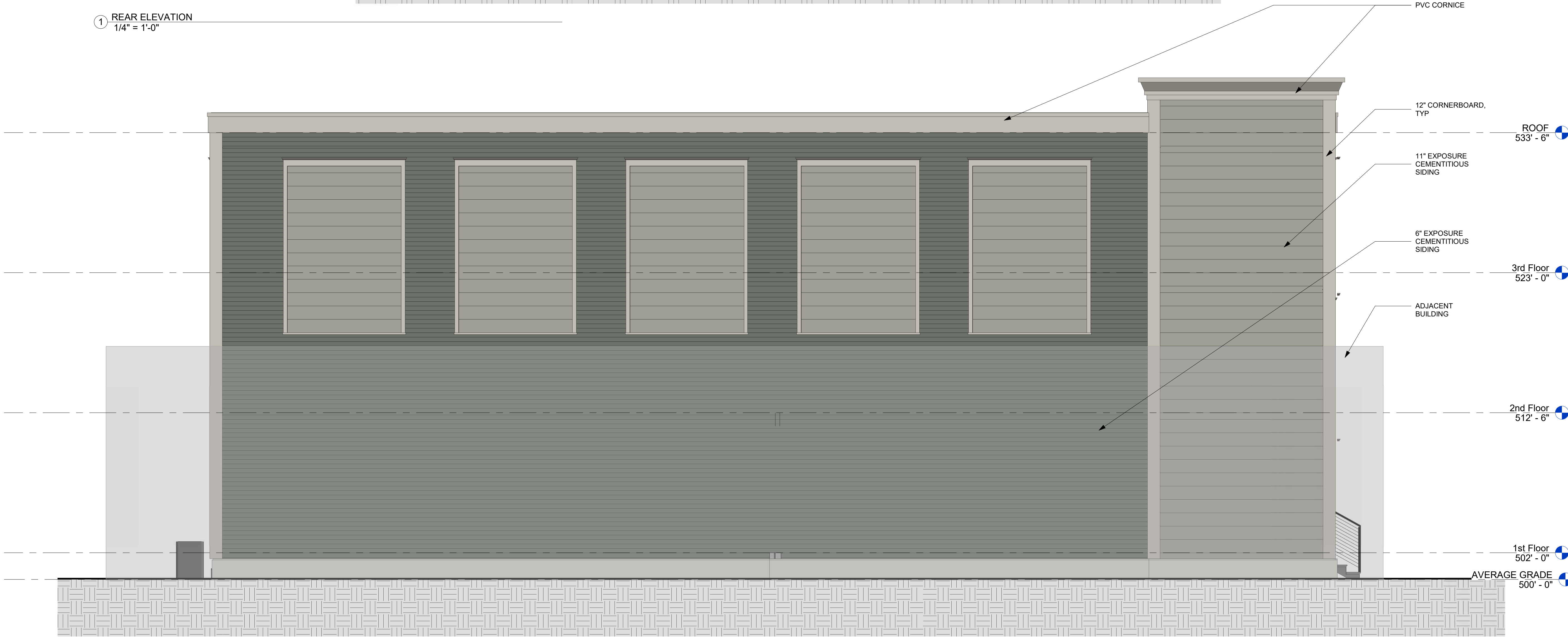
A-300B

6 Wheatland St. Residences

CURRENT PLAN



1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



ARCHITECTURE

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REGISTRATION

Project number 25009
Date 01/26/2026
Drawn by RR
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Rear & Left
Building Elevations

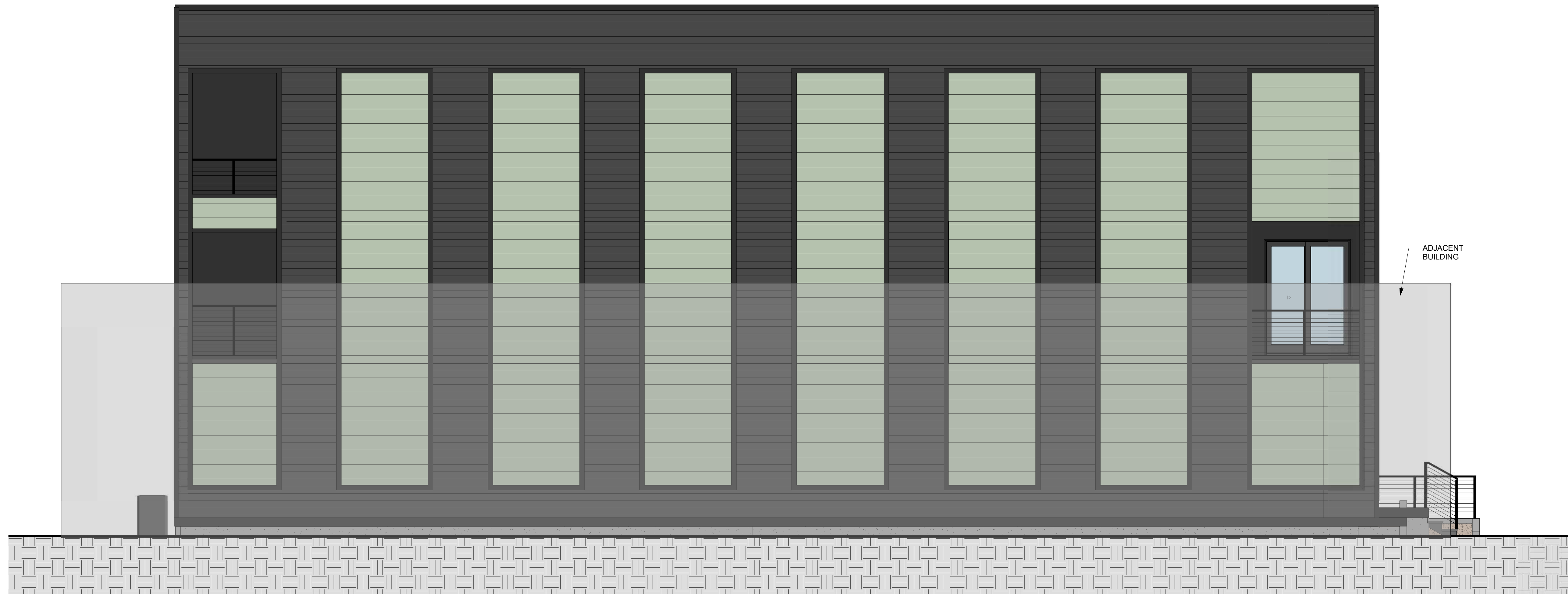
A-301

6 Wheatland St. Residences

NEIGHBORHOOD MEETING 1 (06/30/2025)



① REAR ELEVATION-B
1/4" = 1'-0"



② LEFT ELEVATION-B
1/4" = 1'-0"

PROJECT NAME

6 Wheatland St. Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
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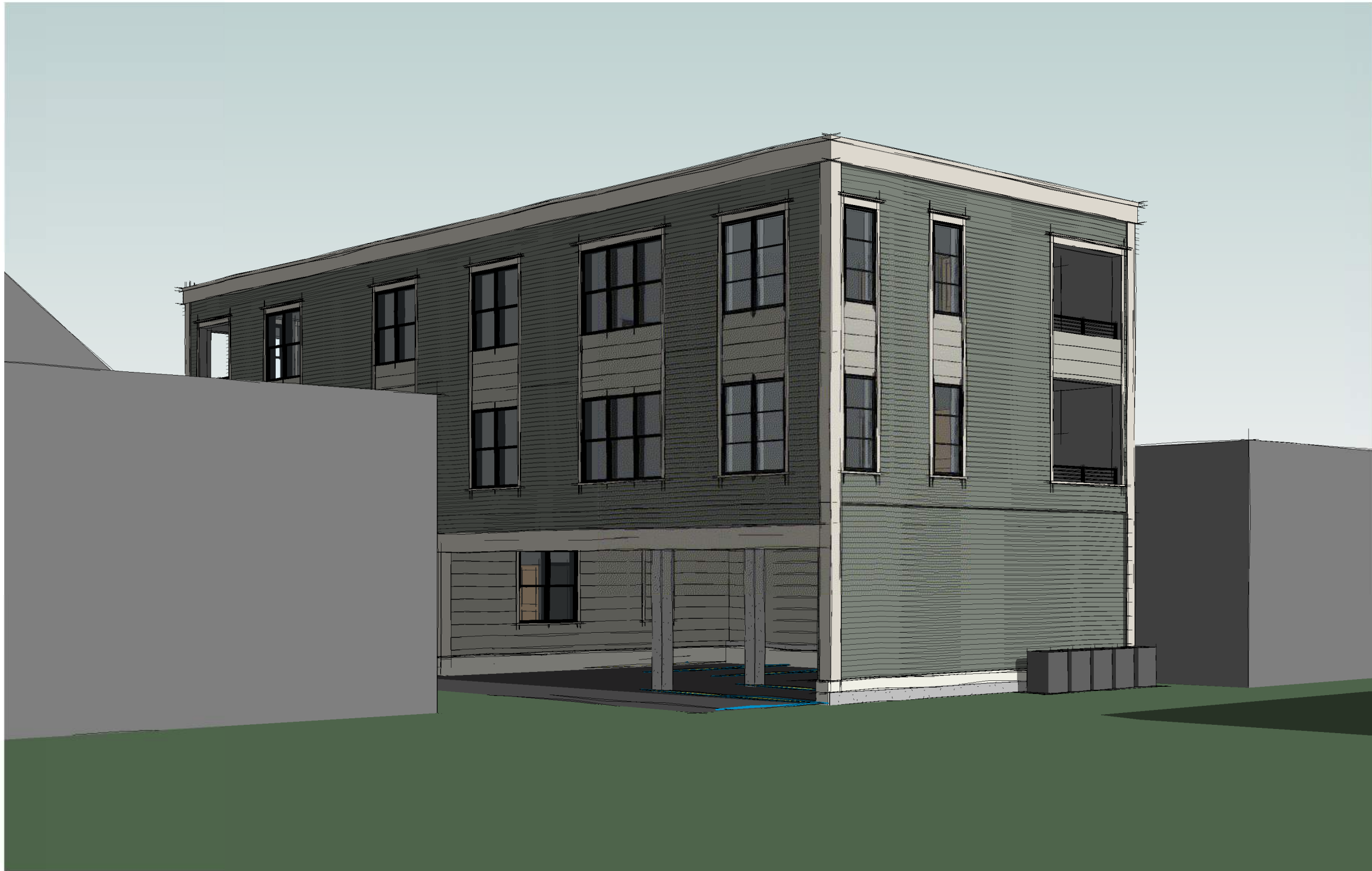
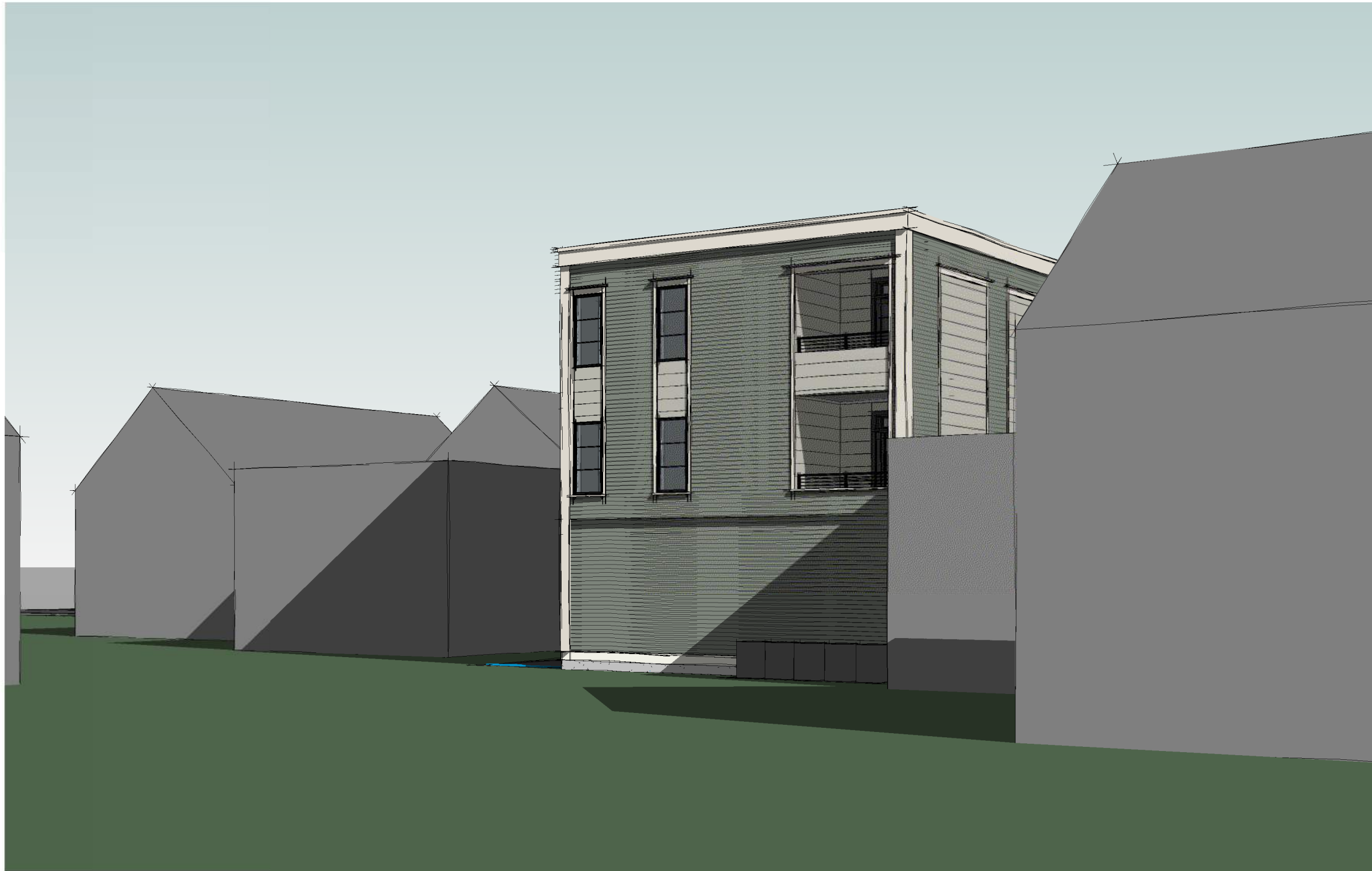
REVISIONS

[illegible]

Rear & Left
Building
Elevations-Option
2

A-301B

6 Wheatland St. Residences



PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



ARCHITECTURE

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Project number	25009
Date	01/26/2026
Drawn by	RR
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Scale	

REVISIONS

No.	Description	Date

Perspectives

AV-1

6 Wheatland St. Residences

NEIGHBORHOOD
MEETING 1
(06/30/2025)



① 3D View 7



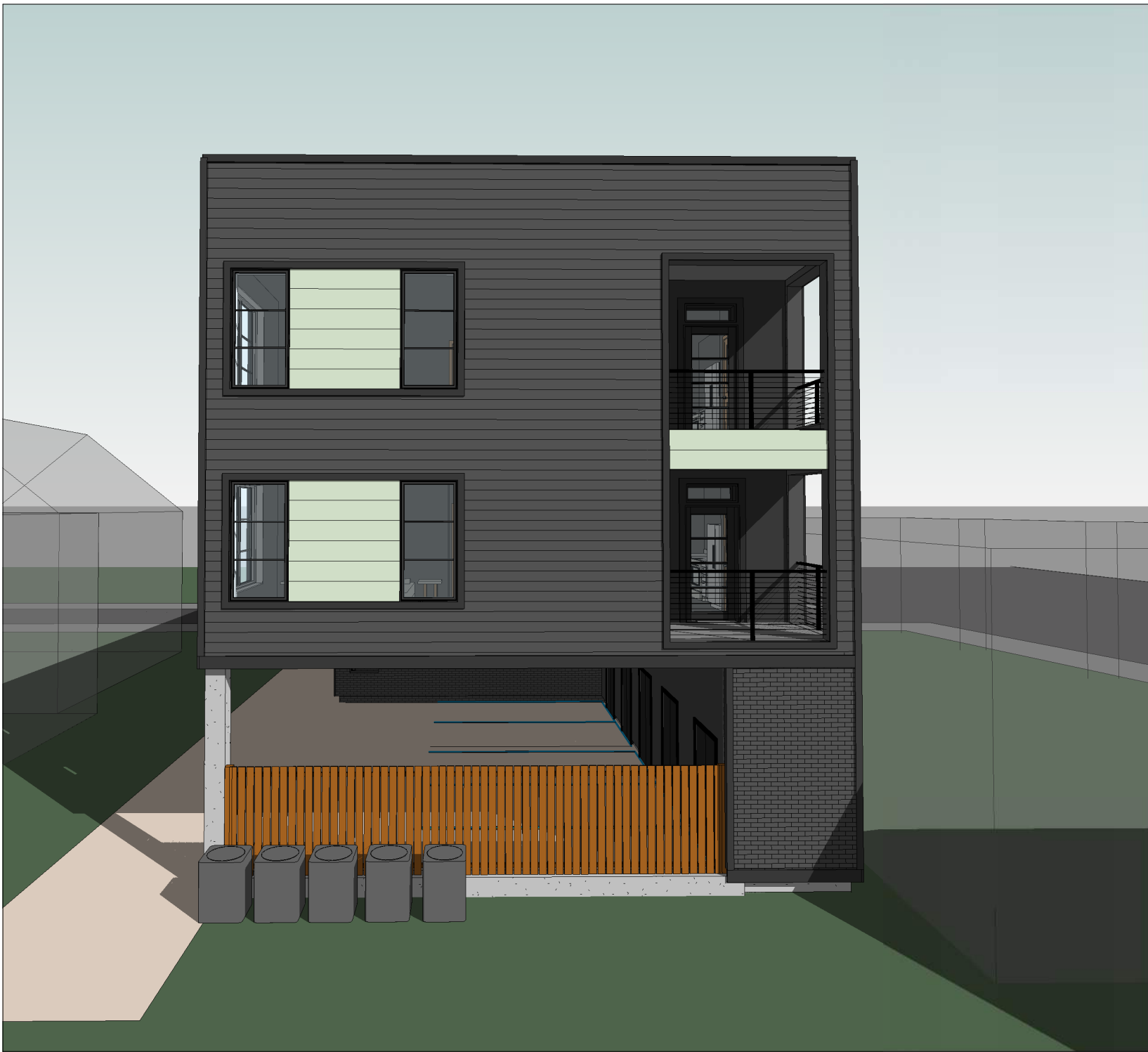
② 3D View 8



③ 3D View 11



④ 3D View 13



⑥ 3D View 17



⑤ 3D View 15

PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



ARCHITECTURE

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Date 03/31/2025
Drawn by RR
Checked by ES
Scale

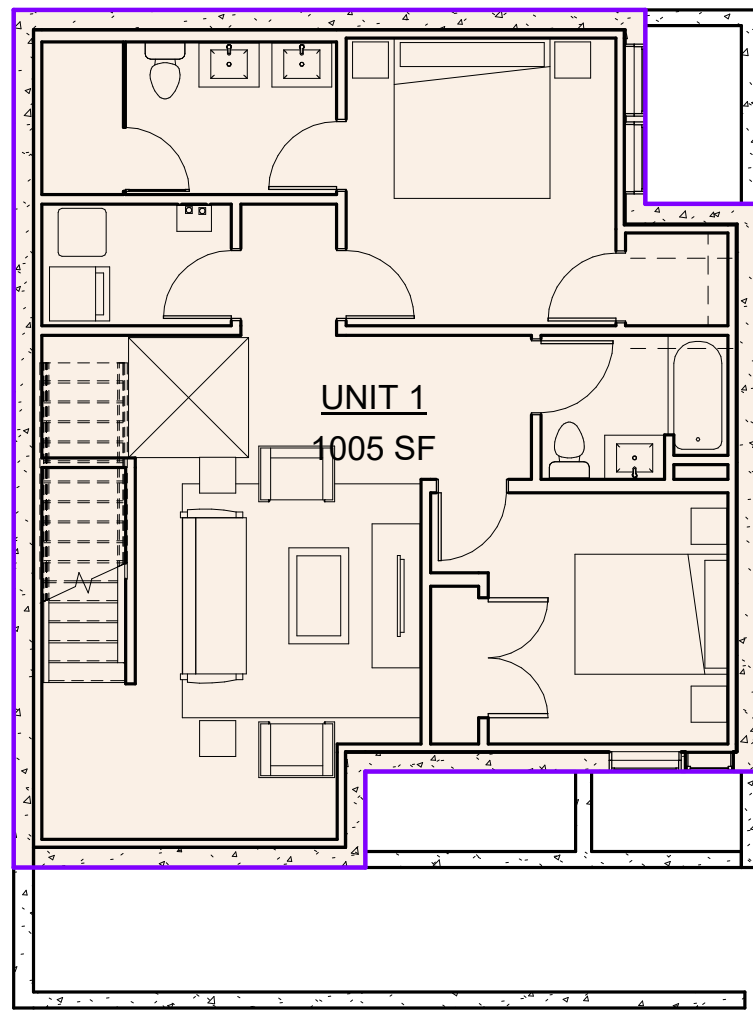
REVISIONS

No.	Description	Date

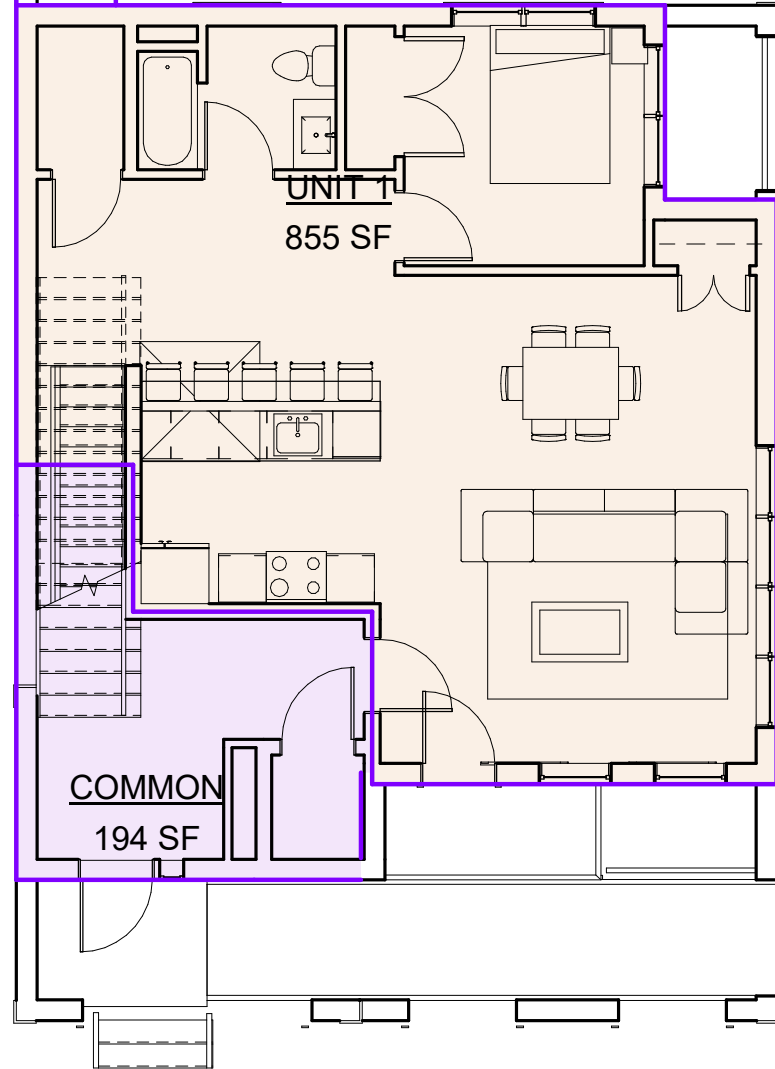
Perspectives -
Option 2

AV-1B

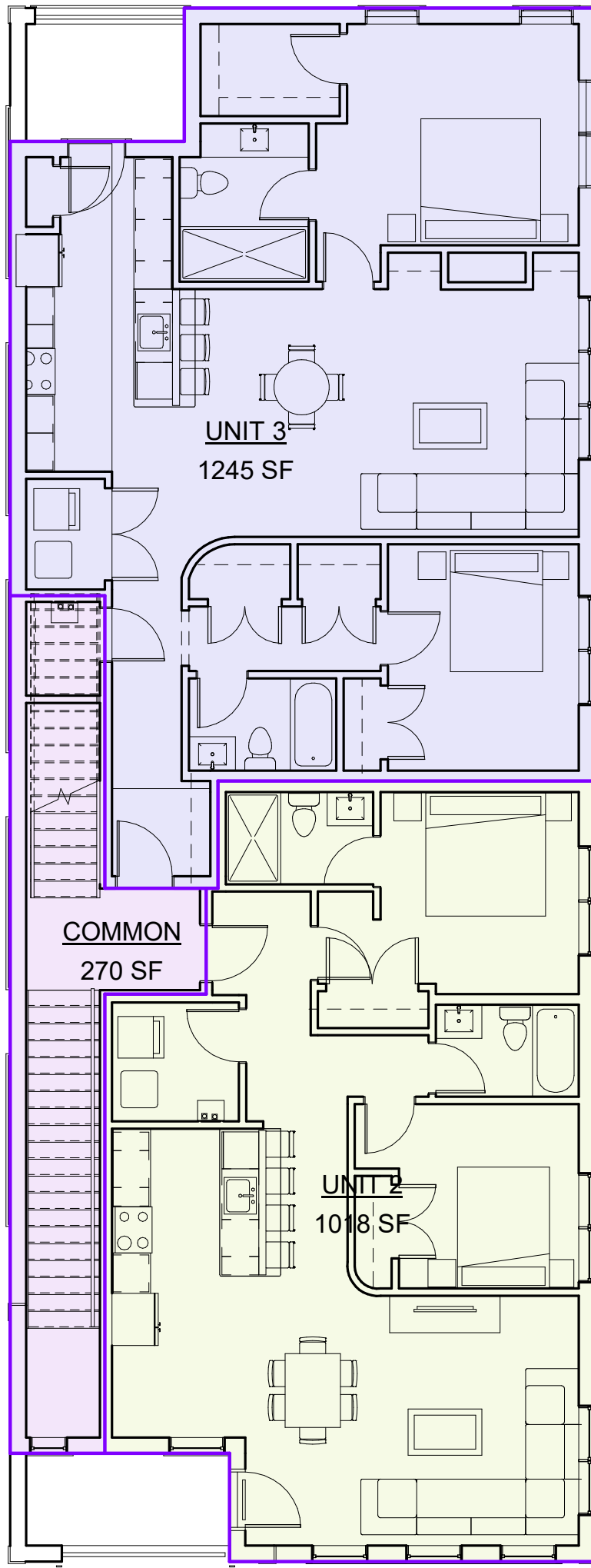
6 Wheatland St. Residences



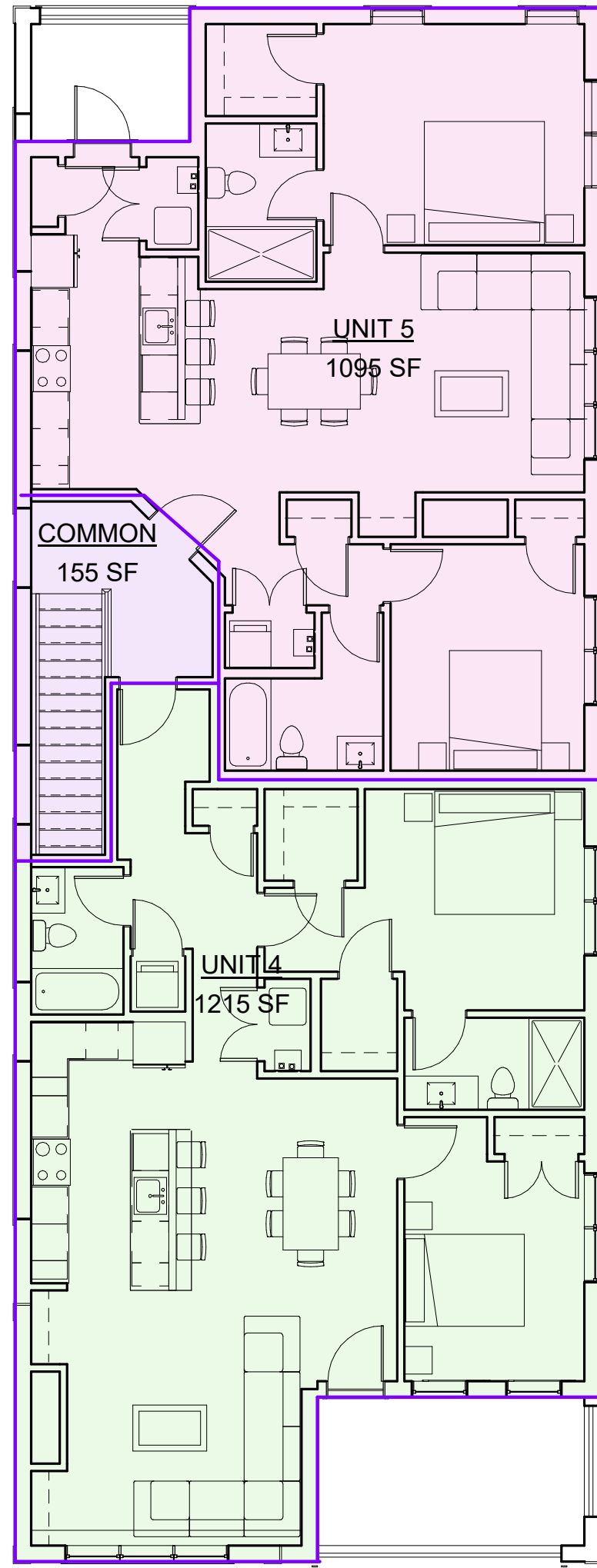
① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"

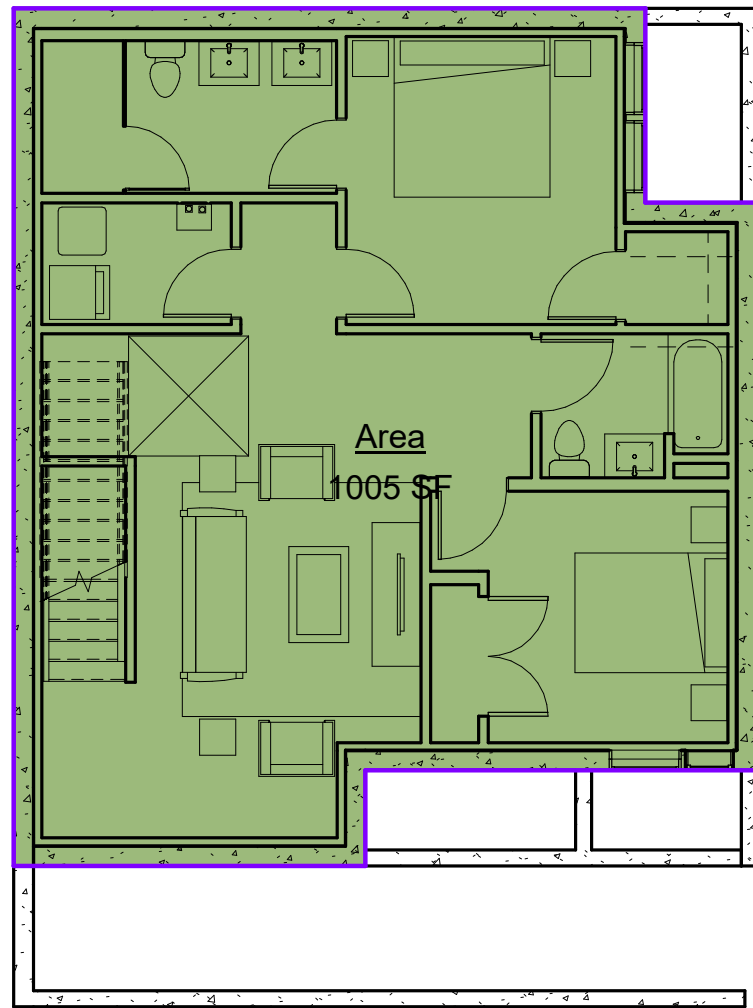


③ 2nd Floor
1/8" = 1'-0"

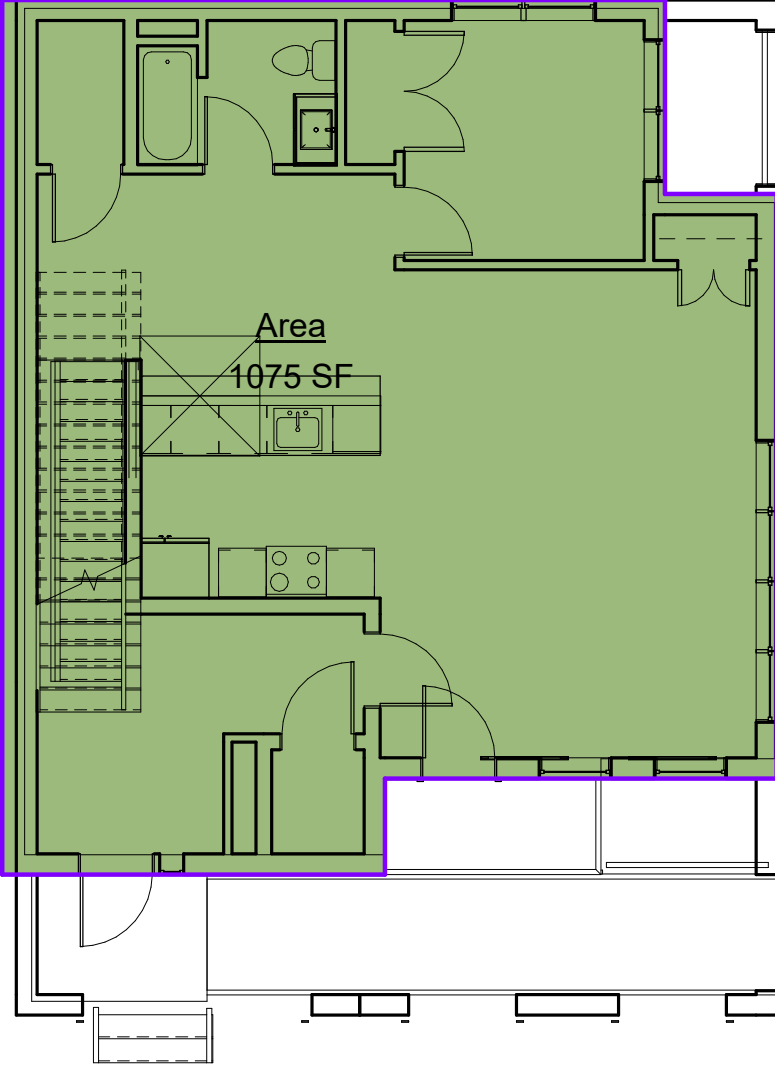


④ 3rd Floor
1/8" = 1'-0"

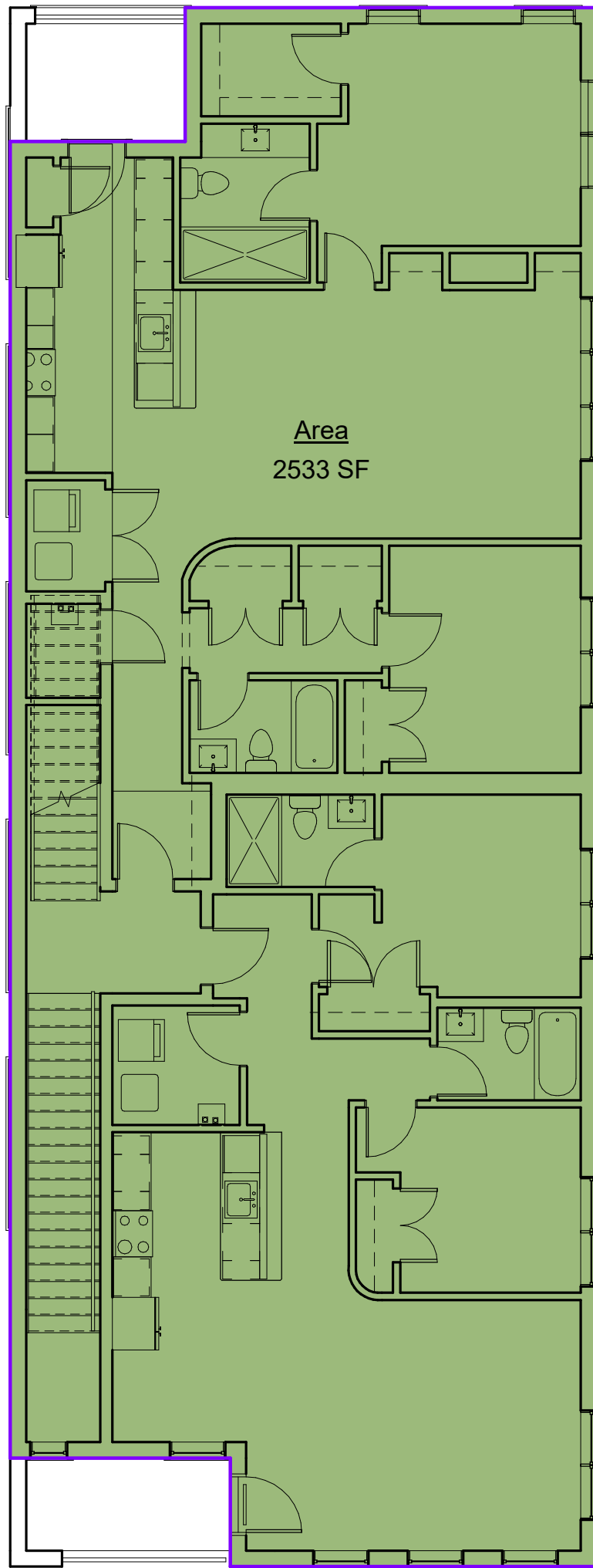
Units Sizes		
Name	Level	Area
COMMON	1st Floor	194 SF
COMMON	2nd Floor	270 SF
COMMON	3rd Floor	155 SF
		619 SF
STORACH / MECH	Not Placed	0 SF
		0 SF
UNIT 1	Basement	1005 SF
UNIT 1	1st Floor	855 SF
		1861 SF
UNIT 2	2nd Floor	1018 SF
		1018 SF
UNIT 3	2nd Floor	1245 SF
		1245 SF
UNIT 4	3rd Floor	1215 SF
		1215 SF
UNIT 5	3rd Floor	1095 SF
		1095 SF
		7053 SF



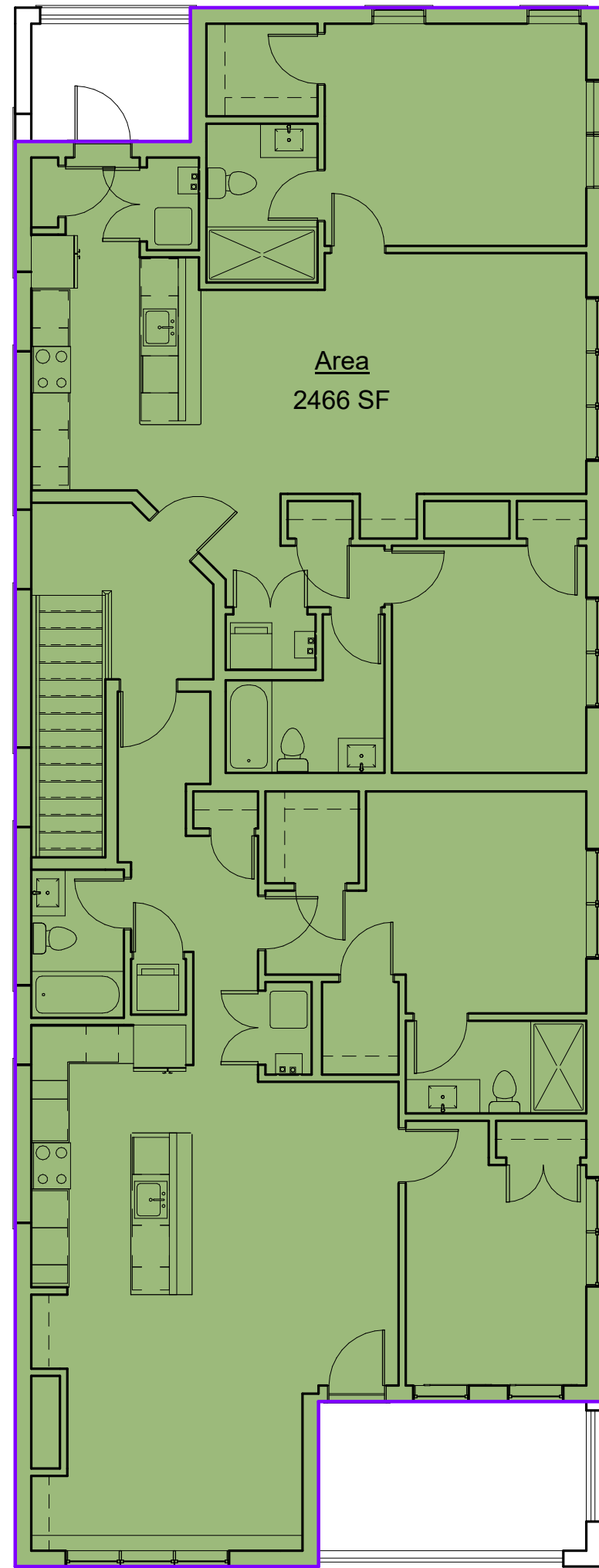
⑤ Basement
1/8" = 1'-0"



⑥ 1st Floor
1/8" = 1'-0"



⑦ 2nd Floor
1/8" = 1'-0"



⑧ 3rd Floor
1/8" = 1'-0"

Area Schedule (Gross Building)

Level	Area
Basement	1005 SF
1st Floor	1075 SF
2nd Floor	2533 SF
3rd Floor	2466 SF
	7078 SF

PROJECT NAME

**6 Wheatland St.
Residences**

PROJECT ADDRESS

**6 Wheatland Street,
Somerville, MA**

CLIENT

Nelson Group

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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Project number 25009
Date 01/26/2026
Drawn by ES,RR
Checked by ES
Scale 1/8" = 1'-0"

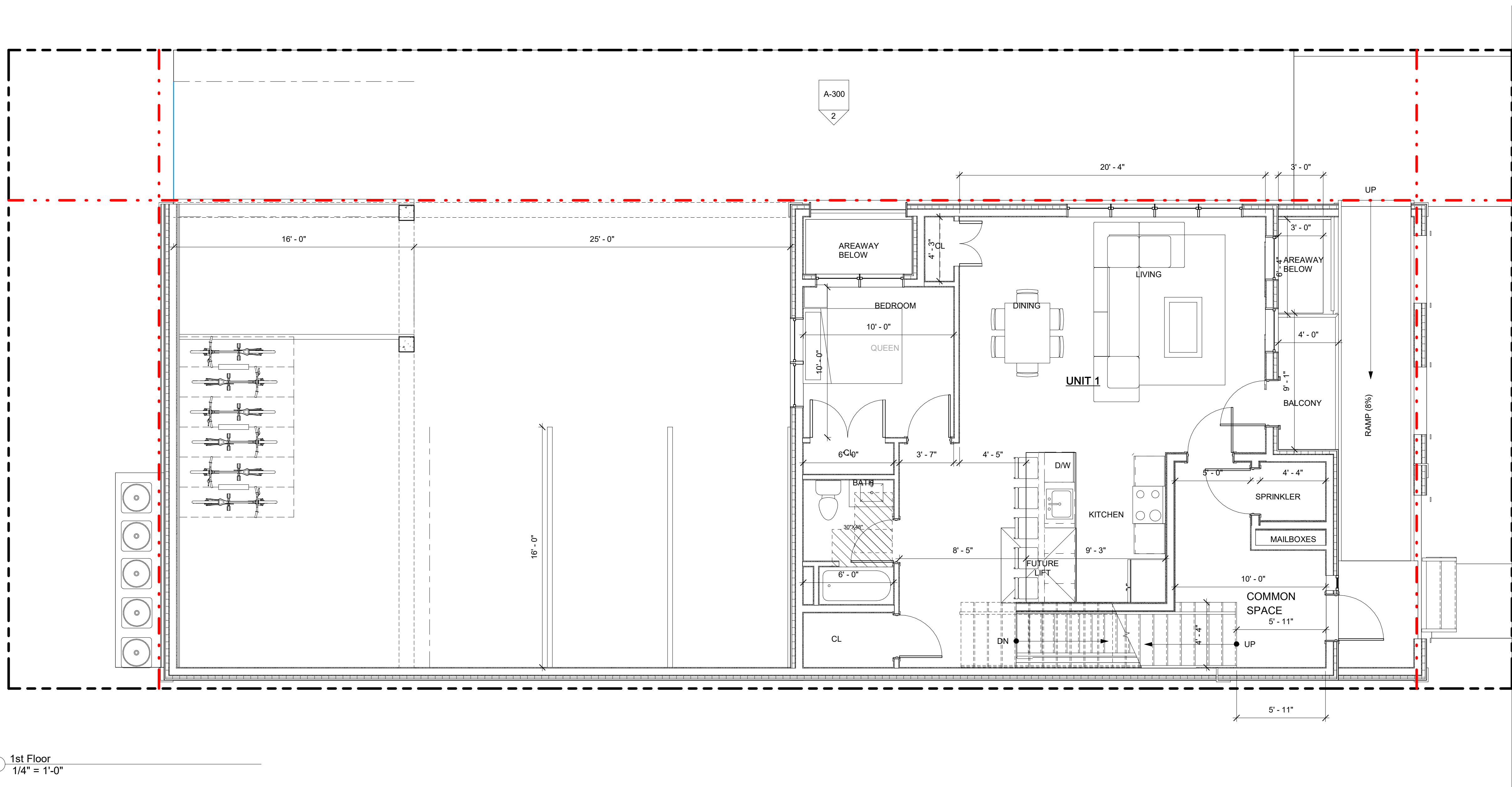
REVISIONS

No.	Description	Date
1		

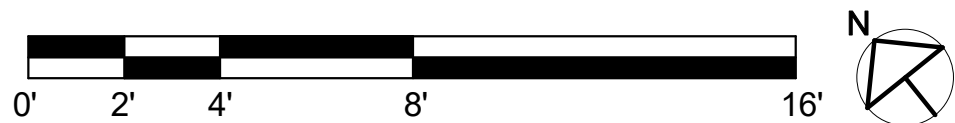
Area Plans

A-021

6 Wheatland St. Residences



1 1st Floor
1/4" = 1'-0"



PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



ARCHITECTURE

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Date 01/26/2026
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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date
1		

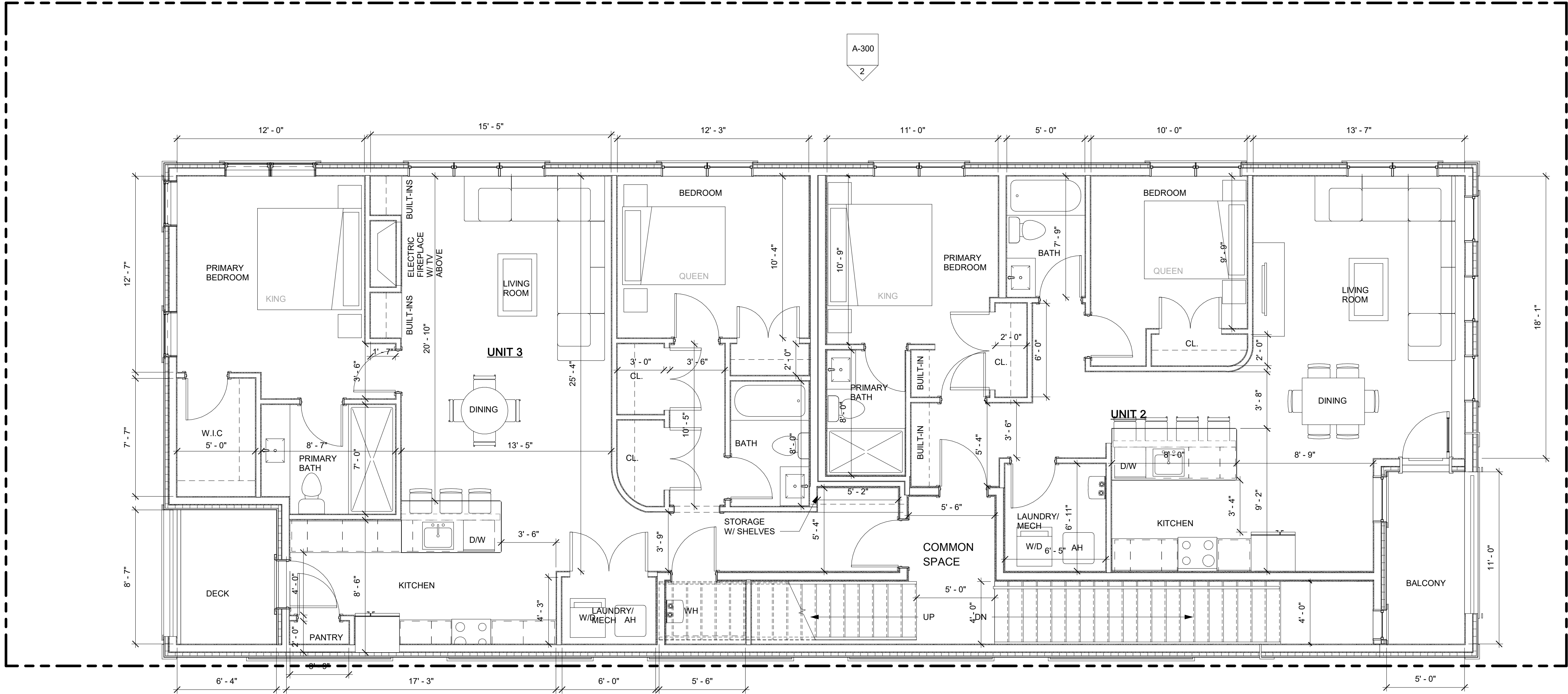
1st Floor Plan

A-101

6 Wheatland St. Residences

\\TKG-NAS152\\Data\\25009_Nelson Oliveira_6 Wheatland St_Somerville\\03_DRAWINGS\\00_ARCH\\01_SD\\25009_6 Wheatland St_Somerville MA - SD3-C.rvt

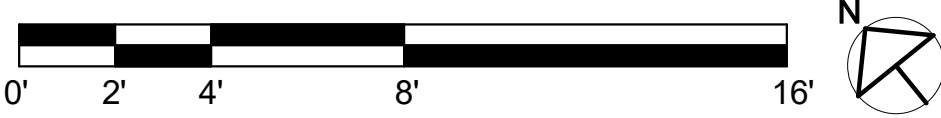
1/23/2026 9:52:01 AM



A-301 1

A-300
2

A-020 2



PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

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Nelson Group

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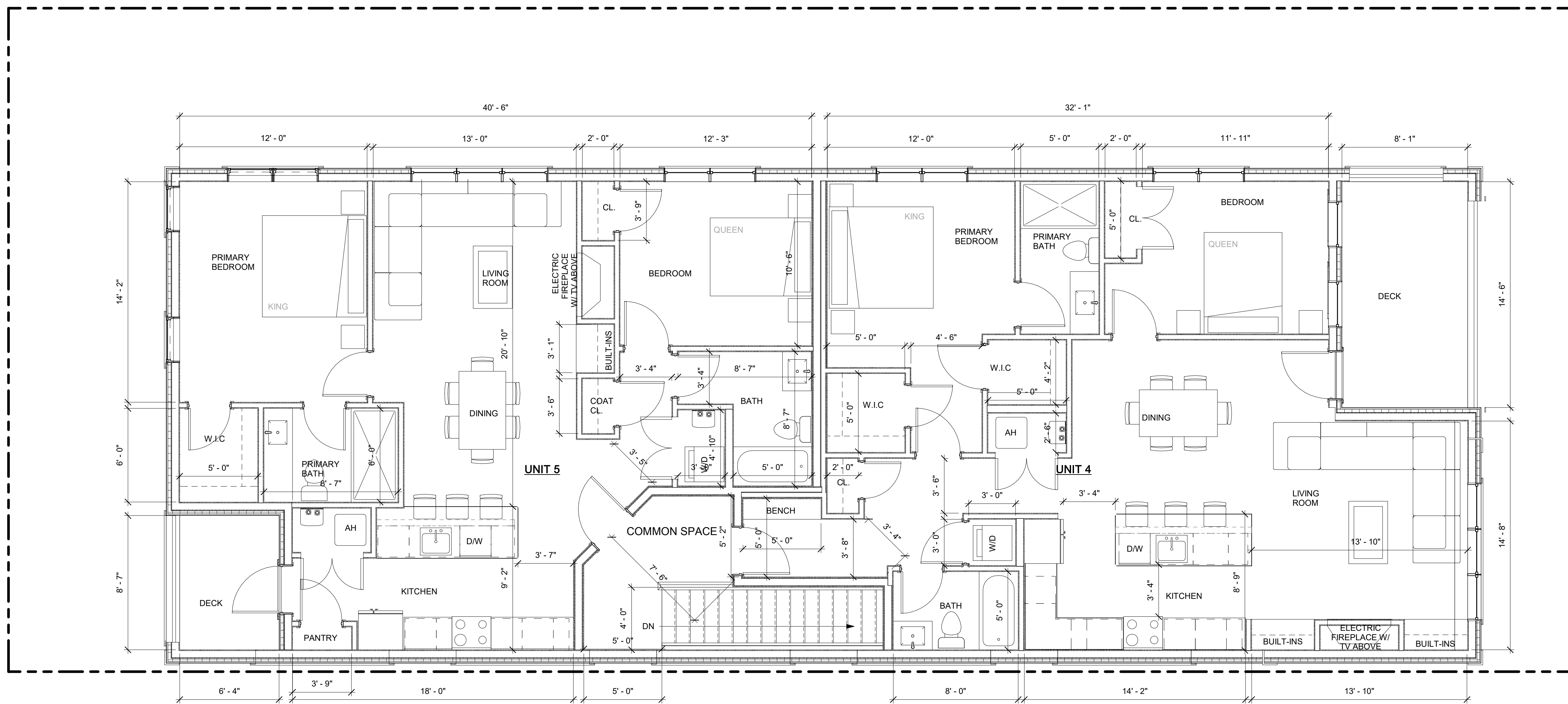
REVISIONS

No.	Description	Date

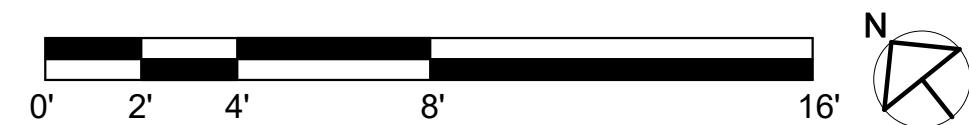
2nd Floor Plan

A-102

6 Wheatland St. Residences



① 3rd Floor
1/4" = 1'-0"



PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



ARCHITECTURE

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17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

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Date	01/26/2026
Drawn by	RR
Checked by	ES
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REVISIONS

No.	Description	Date
1		

3rd Floor Plan

A-103

6 Wheatland St. Residences

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1/23/2026 9:52:02 AM

300 Ft Abutters List 6 Wheatland St

REM_MBLU_MAP	REM_MBLU_BLOCK	REM_MBLU_LOT	REM_MBLU_UNIT	REM_PRCL_LOCN	REM_USE_CODE	OWN_NAME1	OWN_NAME2	MAD_MAIL_ADDR1	MAD_MAIL_CITY	MAD_MAIL_STATE	MAD_MAIL_ZIP
70	A	10		32 GRANT ST	1010	KOPKA CYNTHIA & VOIT DANIEL		32 GRANT ST	SOMERVILL	MA	02145
70	A	11		28 GRANT ST	1040	FERRAZ DAVID & STEPHANIE		60 BRISTOL ST	CAMBRIDGE	MA	02141
70	A	12		24 GRANT ST	1040	FERRAZ ISaura C & JOAO M TRS OF THE ISaura C FERRAZ LIVING TR		60 BRISTOL ST	CAMBRIDGE	MA	02141
70	A	13		7 SEWALL ST	1050	NORTON CLAUDIA & TIMOTHY		7 SEWALL ST	SOMERVILL	MA	02145
70	B	6		34 WHEATLAND ST	1040	LIMA LUNE & ELMISE		P.O. BOX 45002	SOMERVILL	MA	02145
70	B	7		30 WHEATLAND ST	1040	FARIA MANUEL & MARIA D FOR LIFE	FARIA ALDINA M	49 BELLFLOWER RD	BILLERICA	MA	01821
70	B	8		26 WHEATLAND ST	1010	CUTLER IAN	ADELBERG CANDACE	26 WHEATLAND ST	SOMERVILL	MA	02145
70	B	9		24 WHEATLAND ST	1010	KWOK EDITH Y	MOORE SHAWN M	24 WHEATLAND ST	SOMERVILL	MA	02145
70	B	10	1	20 WHEATLAND ST	1020	WICKMAN SAMANTHA		20 WHEATLAND ST #1	SOMERVILL	MA	02145
70	B	10	2	22 WHEATLAND ST	1020	STOOPS DAVID P & DEBEER CARA E		22 WHEATLAND ST #2	SOMERVILL	MA	02145
70	B	10	M	20-22 WHEATLAND ST	995						
70	B	11		18 WHEATLAND ST	1040	ROMEO PAUL A	PITCHER LOUISE C & RAYMOND	18 WHEATLAND ST	SOMERVILL	MA	02143
70	B	12		12 WHEATLAND ST	1050	FIGUEROA PORFIRIO & SONIA		12 WHEATLAND ST	SOMERVILL	MA	02143
70	B	13	10	10 WHEATLAND ST #10	1020	VENUGOPAL ROHIT	SUN YUNWEN	10 WHEATLAND ST UNIT 10	SOMERVILL	MA	02145
70	B	13	10R	10 WHEATLAND ST #10R	1020	THOMAS A & FIELDER J J III TRUSTEES	A THOMAS LVG TR & JJ FIELDER III LVG	10 WHEATLAND ST 10R	SOMERVILL	MA	02145
70	B	14		6 WHEATLAND ST	1040	NPO PROPERTIES LLC		264 SALEM ST	MEDFORD	MA	02155
70	B	15		273 BROADWAY	3220	SIMBOLI ANTHONY C TRUSTEE	MACARTHUR REALTY TRUST	397 MAIN STREET	WOBURN	MA	01801
70	B	16		275 BROADWAY	9540	ELIZABETH PEABODY HOUSE INC		277 BROADWAY	SOMERVILL	MA	02145
70	B	17		9 GRANT ST	1040	RODRIGUES ROSA TRUSTEE	ROSA RODRIGUES LIVING TRUST	9 GRANT ST	SOMERVILL	MA	02145
70	B	18		15 GRANT ST	1040	XIA YIYI TR OF THE 15 GRANT ST		15 GRANT ST	SOMERVILL	MA	02145
70	B	19		17 GRANT ST	1040	LEUNG WESLEY & LINE NA	LEUNG PHILIP	17 GRANT ST	SOMERVILL	MA	02145
70	B	20		21 GRANT ST	1040	FERRANTI ANNE M TRUSTEE	ANNE M FERRANTI TRUST	82 MIDLAND DR	WALTHAM	MA	02451
70	B	21		25 GRANT ST	1040	DELA VITORIO		25 GRANT ST	SOMERVILL	MA	02145
70	B	22		29 GRANT ST	1040	ALVARENGA RHINA	F. FREDERICO	29 GRANT ST	SOMERVILL	MA	02145
70	B	23		31 GRANT ST	1040	RICHARD S LANE FAMILY LLC		31 WAINWRIGHT RD	WINCHESTER	MA	01890
70	B	24		33 GRANT ST	1010	CHURCHILL STEPHEN S	DAY ROSEMARIE W	33 GRANT ST	SOMERVILL	MA	02145

70	C	7	1	24 FELLSSWAY WEST	1020	BRAY KYLE D & JEFFREY		24 FELLSSWAY WEST UNIT 1	SOMERVILL	MA	02145
70	C	7	2	24 FELLSSWAY WEST	1020	DEMELLO VIVIANA BENROS TR OF THE VIVIANA B DE MELLO 24 REV TR		24 FELLSSWAY WEST UNIT 2	SOMERVILL	MA	02145
70	C	7	3	24 FELLSSWAY WEST	1020	CZEISPERGER AARON & NAG VITHIKA		24 FELLSSWAY WEST #3	SOMERVILL	MA	02145
70	C	7	M	24-24 FELLSSWAY WEST	995						
70	C	8		22 FELLSSWAY WEST	1010	ROBERT DANA L		22 FELLSSWAY WEST	SOMERVILL	MA	02145
70	C	9		20 FELLSSWAY WEST	1040	TAURO GINA D & BIANCA R TRUSTEES	B&G SHELLY REALTY TRUST	1060 FRANKLIN STREET	MELROSE	MA	02176
70	C	10	1	18 FELLSSWAY WEST	1020	GIRGIS SAMUEL		194 COCHITUATE RD	WAYLAND	MA	01778
70	C	10	2	18 FELLSSWAY WEST	1020	UNGAR PETER & SOHN GINHEE		18 FELLSSWAY WEST #2	SOMERVILL	MA	02145
70	C	10	M	18-18 FELLSSWAY WEST	995						
70	C	11	1	16 FELLSSWAY WEST #1	1020	GIBEAU TIMOTHY D	HYLAND ERIC S	16 FELLSSWAY WEST UNIT 1	SOMERVILL	MA	02145
70	C	11	2	16 FELLSSWAY WEST #2	1020	BLUHM ALEXANDER M & BARAG MOLLY E		16 FELLSSWAY WEST #2	SOMERVILL	MA	02145
70	C	11	3	16 FELLSSWAY WEST #3	1020	SHAN KARTIK & FONDASKAR SANAYA		16 FELLSSWAY WEST UNIT 3	SOMERVILL	MA	02145
70	C	12	M	14-14 A FELLSSWAY WEST	995						
70	C	12	14A	14A FELLSSWAY WEST	1020	MCGEOWN ANDREW A & CAPONE		14 FELLSSWAY WEST UNIT A	SOMERVILL	MA	02145
70	C	12	14B	14B FELLSSWAY WEST	1020	BANNISTER DAVID K	MASON EMILY C	14B FELLSSWAY WEST	SOMERVILL	MA	02145
70	C	13		12 FELLSSWAY WEST	1040	FILHO JOSE R & PROCOPIO MARIA R FOR LIFE	ROSA NICHOLE TR OF THE ROSA FAMILY TR REMAINDERMAN	12 FELLSSWAY WEST	SOMERVILL	MA	02145
70	C	14		10 FELLSSWAY WEST	1050	RIBEIRO ELIETE A		10 FELLSSWAY WEST	SOMERVILL	MA	02145
70	C	14		255 BROADWAY	1110	LACOURT BENEVOLENCE TRUST, LLC		30 COLLEGE AVE	SOMERVILL	MA	02144
70	C	15		257 BROADWAY	0104	NEENAN EMILY TRUSTEE	THE MAX JOHNSON RLTY TRUST	1829 CANDLEWOOD DR	NAVARRE	FL	32566
70	C	16		259 BROADWAY	1110	ALVES MARIA P		40 BENTON RD	SOMERVILL	MA	02143
70	C	17		265 BROADWAY	1110	263-265 BROADWAY REALTY LLC		59 UNION SQ	SOMERVILL	MA	02143
70	C	18		9 WHEATLAND ST	1010	TRUST HARRINGTON REALTY	HARRINGTON TIMOTHY J & PATRICIA S TRSTEE	9 WHEATLAND ST	SOMERVILL	MA	02145
70	C	19		11 WHEATLAND ST	1050	11 WHEATLAND LLC		11 WHEATLAND ST APT 3	SOMERVILL	MA	02145
70	C	20	1	15 WHEATLAND ST #1	1020	PENSUWAN VANPAT		15 WHEATLAND ST UNIT 1	SOMERVILL	MA	02144
70	C	20	2	15 WHEATLAND ST #2	1020	HUANG MING-YI & YEH KUAN-WU		15 WHEATLAND ST #2	SOMERVILL	MA	02145
70	C	20	3	15 WHEATLAND ST #3	1020	LI JUN & JIA MENG		15 WHEATLAND ST #3	SOMERVILL	MA	02145
70	C	21		19 WHEATLAND ST	1050	FERNANDES MARCELLO & JOYCE C		19 WHEATLAND ST	SOMERVILL	MA	02145
70	C	22		21 WHEATLAND ST	1040	FERNANDEZ FERNANDO & MARIA	21 WHEATLAND REALTY TRUST	90 NORWICH CIRCLE	MEDFORD	MA	02155
70	C	23	1	25 WHEATLAND ST #1	1020	DIAMOND LESLIE		25 WHEATLAND ST #1	SOMERVILL	MA	02145
70	C	23	2	25 WHEATLAND ST #2	1020	FOLK NORA		25 WHEATLAND ST #2	SOMERVILL	MA	02145
70	C	23	3	25 WHEATLAND ST #3	1020	MANKIN EMILE		25 WHEATLAND ST #3	SOMERVILL	MA	02145

70	C	24		29 WHEATLAND ST	1040	WELD MICHAEL	HABTE MICHAEL OLGA	29 WHEATLAND ST	SOMERVILL	MA	02145
70	C	25		33 WHEATLAND ST	1050	HUNTINGTON CLIFF		33 WHEATLAND ST	SOMERVILL	MA	02145
70	D	11		12 SEWALL ST	1050	VILLAGRAN BERTA ALICIA		12 SEWALL ST	SOMERVILL	MA	02145
70	D	12		10 SEWALL ST	959R	SOMERVILLE COMMUNITY CORP	C/O WINGATE MANAGMENT	7 MEMORIAL ROAD	SOMERVILL	MA	02145
70	D	13	A	18 GRANT ST #A	1020	TIRONE JANINE		18 GRANT ST A	SOMERVILL	MA	02145
70	D	13	B	18 GRANT ST #B	1020	BAKER JOSHUA S & CODY DEVAN H		18 GRANT ST B	SOMERVILL	MA	02145
70	D	14		16 GRANT ST	1010	TRIPP BRIAN & KASSANDRA		16 GRANT ST	SOMERVILL	MA	02145
70	D	15		14 GRANT ST	1010	REYNOSO MANUEL		14 GRANT ST	SOMERVILL	MA	02145
70	D	16	1	10 GRANT ST #1	1020	MENON HARISH CHERIATH		10 GRANT ST 1	SOMERVILL	MA	02145
70	D	16	2	10 GRANT ST #2	1020	DELOS REYES GINO KARLO LAPITAN	DELOS REYES MANA HARVEY	10 GRANT ST 2	SOMERVILL	MA	02145
70	D	17		281 BROADWAY	0340	MCLAUGHLIN REAL ESTATE HOLDINGS		281 BROADWAY	SOMERVILL	MA	02145
70	D	27		299 BROADWAY	3240	299 BROADWAY OWNER LLC		275 GROVE ST SUITE 2-150	NEWTON	MA	02466
71	A	10		288 BROADWAY	3250	BELMONT HILL CORPORATION	C/O TRIBECA MANAGEMENT	192 PRECINCT ST	MIDDLEBOR	MA	02346
71	B	1		282 BROADWAY	3250	DOGWOOD REALTY LLC		33 THIRD ST	MEDFORD	MA	02155
71	B	2	1	280 BROADWAY #1	1020	280 BROADWAY LLC	C/O EMMA WESTCOTT	41 CIRCUIT ROAD	MEDFORD	MA	02155
71	B	2	2	280 BROADWAY #2	1020	SHINDE POOJA		280 BROADWAY #2	SOMERVILL	MA	02145
71	B	2	3	280 BROADWAY #3	1020	DIERBERGER AMY E		280 BROADWAY #3	SOMERVILL	MA	02145
71	B	2	4	280 BROADWAY #4	1020	JIANG TAO		280 BROADWAY UNIT 4	SOMERVILL	MA	02145
71	B	2	5	280 BROADWAY #5	1020	FOULKES JOHN T		3 BRIDLE RD	CHELMSFO	MA	01824
71	B	2	6	280 BROADWAY #6	1020	SNYDER ALEXANDRA		320 MERIDIAN ST UNIT 9	EAST	MA	02124
71	B	2	7	280 BROADWAY #7	1020	LIU BING & SHAO YUBIN	CHIEP JESSICA & LIU RONALD S	280 BROADWAY UNIT 7	SOMERVILL	MA	02145
71	B	3		278 BROADWAY	3220	ALVES MARIA TRUSTEE	274-278 BROADWAY ST REALTY TRUST	40 BENTON RD	SOMERVILL	MA	02143
71	B	4		7 KENNESON RD	1110	FEHLAN WILLIAM J		10 WALNUT RD	SOMERVILL	MA	02145
71	B	42		2 SARGENT AVE	1040	FERNANDES AMERICO	FERNANDES MARIA	2 SARGENT AVE	SOMERVILL	MA	02145-3194
71	C	1		272 BROADWAY	3400	272 BROADWAY LLC		PO BOX 790	WINCHESTE	MA	01890
71	C	2		268 BROADWAY	9350	CITY OF SOMERVILLE	FIRE STATION	93 HIGHLAND AVE	SOMERVILL	MA	02143
77	A	1		BROADWAY	920V	COMM OF MASS	C/O DIVISION OF CAPITAL ASSET MANAGEMENT	ONE ASHBURTON PL 15TH FL	BOSTON	MA	02108
78	A	1		258 BROADWAY	3340	MICHAEL & SALIM INC		258 BROADWAY	SOMERVILL	MA	02145
Count:	85										

