



City of Somerville

## URBAN DESIGN COMMISSION

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

### **DESIGN REVIEW RECOMMENDATION**

**6 Wheatland Street**

**November 25, 2025**

The Urban Design Commission (UDC) met virtually via Zoom on November 25, 2025, to review a **proposal for a three (3) story structure containing 5 dwelling units at 6 Wheatland Street** in the Mid-Rise 3 (MR-3) zoning district of the Winter Hill neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Policy and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification the preferred schematic design option.
2. Identification if applicable design guidelines are satisfied.
3. Guidance and

Design Review was conducted over the course of one meeting, and the Commission provided the Applicant recommendations to improve the design and safety of the site. At the meeting on November 25, 2025, Andrew Arbaugh, Tim Talun, and Martin Pavlinić were present.

Following a presentation by the Applicant and review of the design guidelines for the MR3 district, the provided the following final guidance and recommended modifications:

1. The applicant will confirm with Eversource if transformer is required for this building.
2. Expand the planting palette per Somerville Pollinator Action Plan guidelines and recommendations.
3. Clarify the hardscape detail on the driveway north and note how the sidewalk edge and fence are supported, while maintaining a 10-foot pathway.
4. Study the ramp as it ends in the proposed driveway, take consideration of a vehicle notifier or change in paving material to improve safety.

On November 25, 2025, Commissioner Arbaugh made a motion to recommend **approving faced option 3** Commissioner Pavlinić seconded. Motion was approved unanimously (3-0).

Commissioner Pavlinić made a motion that the design guidelines **have been met**, understanding that the applicant will be applying for a variance either for façade buildout or landscape buffer needs, Commissioner Arbaugh seconded. Motion was approved unanimously (3-0).

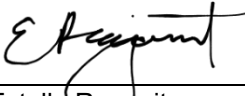
Commissioner Arbaugh made a motion to approve the following additional design guidelines. Commissioner Pavlinić seconded. Motion was approved unanimously (3-0).

Attest, by the voting membership:

Andrew Arbaugh  
Martin Pavlinić  
Tim Talun

Attest, by the meeting Chairs:

Estello Raganit

  
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Estello Raganit,  
UDC Chair