



City of Somerville

PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

TO: Planning Board
FROM: Planning Division
SUBJECT: 6 Wheatland Street, ZP26-000016 (Site Plan Approval)
POSTED: August 28, 2026

RECOMMENDATION: No change

This memo is supplemental to the Planning Staff Memo dated July 31, 2026

BACKGROUND

At this stage the Applicant has submitted new materials to address the comments from Inspectional Services Department (ISD), Mobility Division and Public Space and Urban Forestry (PSUF). ISD has deemed the plans compliant, though there are outstanding comments from Mobility and PSUF.

ANALYSIS

Mobility

Staff reviewed the updated plans and Transportation Access Plan (TAP) dated August 14, 2026, and indicated that there are outstanding items in relation to the parking space movement, and bike rack's location and accessibility.

Public Space and Urban Forestry (PSUF)

Staff have indicated that new materials are required as the current project does not meet the minimum green score.

CONSIDERATIONS & FINDINGS

No change from prior staff memo.

PERMIT CONDITIONS

Should the Board approve the required Site Plan Approval for the 3-story Apartment Building in the Mid-Rise 3 (MR3) zoning district Planning Staff recommend the following conditions in addition to the ones written on the July 31, 2026 staff memo:

Public Space and Urban Forestry (PSUF)

1. Contractor shall take all necessary precautions to avoid damaging any tree to remain, including trees on abutting properties. This includes the tree structural roots (roots 2 inches in diameter or greater). Tree roots extend to at least the dripline of the tree, and damage to the root system may result in tree instability and/or death. To preserve the structural integrity and health of any trees to remain (including trees on abutting properties), any subsurface work to occur within the dripline of each tree to be preserved must be done carefully and by hand, so as not to damage structural roots. The dripline is the outside edge of the tree branch tips. Subsurface work completed within the dripline of the tree should be overseen a Massachusetts Certified Arborist (MCA) or International Society of Arboriculture (ISA) Certified Arborist or equivalent.
2. Abutting Tree 28-in Acer psuedoplatanus has a large amount of its drip line within the property line, roughly 15 - 20-ft in from the back set-back. Any pruning of this tree, whether root pruning or limb pruning must be completed by a certified arborist. Additionally, tree protection fencing must be erected at this dripline and maintained throughout the project. If work on this project subsequently kills the abutting tree, mitigation payments will be required for every caliper inch.