



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: September 30, 2026

RECOMMENDATION: No change

This memo is supplemental to the Planning Staff Memo dated July 31, 2026, and Supplemental Staff Memos dated August 28, 2026 and September 11, 2026.

BACKGROUND

At this stage the Applicant has submitted documents that have addressed all outstanding department comments.

ANALYSIS

Mobility

Staff reviewed the updated plans and Transportation Access Plan (TAP) dated September 28, 2026, and provided the following conditions.

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 and August 28, 2026, supplemental staff memo.

Mobility

1. New accessible parking spaces or loading zones that may be requested for this property may be added on Wheatland Street pending application to the Traffic Commission.
2. A compliant bicycle parking plan showing all relevant dimensions must be provided along with the building permit application.
3. The required 5-foot-wide access aisle for bicycle and pedestrian access to the bike parking area must be demarcated with gored pavement markings to reinforce a prohibition on vehicles parking or partially encroaching on that space.

4. The trash bins, as they are not fixed in place, must be separated from the bicycle parking area with a fence or other in-ground barrier to prevent encroachment on the required access aisle.