



City of Somerville
PLANNING BOARD
City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS: 6 Wheatland Street
CASE NUMBER: ZP26-000016
OWNER: NPO Properties LLC
OWNER ADDRESS: 264 Salem Street, Medford, MA 02155
APPLICANT: NPO Properties LLC
APPLICANT ADDRESS: 264 Salem Street, Medford, MA 02155
DECISION: Approved with Conditions (Site Plan Approval)
DATE OF VOTE: October 1, 2026
DECISION ISSUED: October 15, 2026

This decision summarizes the findings made by the Planning Board (the “Board”) regarding the Site Plan Approval submitted for 6 Wheatland Street.

LEGAL NOTICE

Adam Dash, Esq. on behalf of Nelson Group Construction Corp. proposes to develop an Apartment Building in the Mid-Rise (MR3) zoning district, which requires Site Plan Approval.

RECORD OF PROCEEDINGS

On September 17, 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, and Alternates Luc Schuster and Coralie Cooper. The Applicant’s team provided an overview of the project which consisted of the demolition of an existing building and the construction of a new three-story (3) , five-unit (5) residential apartment building, five (5) motor vehicle parking spaces and compliant bike parking. The Applicant’s team stated that this building will act as a buffer between the commercial zone on Broadway and the residential area in Wheatland Street. The Applicant also noted that due to the abutting properties zoning designation, the project received two (2) variances from the Zoning Board of Appeals (ZBA) for the primary front facade build-out and landscape buffer requirement, and the Historic Preservation Commission determined the existing structure to be not historically significant for demolition review. There were no public comments. The Board continued the public hearing to the next meeting (October 1st) due to an incomplete traffic access plan (TAP).

On October 1, 2026, the Board resumed the public hearing. Present and sitting at the public hearing were Board Members Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley and Alternates Luc Schuster and Coralie Cooper. The Applicant’s attorney and

the staff planner confirmed that a new TAP had been submitted and approved by Mobility Staff. The Board moved to vote.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Narrative	6	Adam Dash, Esq. 48 Grove St #304 Somerville, MA 02144	March 3, 2026	N/A
Site Plan	1	George C. Collins, P.L.S Unit C-4 Shipway Place Charlestown, MA 02129	December 28, 2024	N/A
Neighborhood Report 1	24	Adam Dash, Esq. 48 Grove St #304 Somerville, MA 02144	June 30, 2025	N/A
Neighborhood Report 2	31	Adam Dash, Esq. 48 Grove St #304 Somerville, MA 02144	January 26, 2026	N/A
UDC Design Review Recommendation	2	Somerville Urban Design Commission 93 Highland Avenue Somerville, MA 02143	November 25, 2025	N/A
Demolition Review Decision	1	Somerville Historic Conservation Commission 93 Highland Avenue Somerville, MA 02143	May 20, 2025	N/A
Transportation Access Plan (TAP)	23	Bowman Consulting Group Ltd. 20 Winthrop Square, 3 rd Floor Boston, MA 02110	February 5, 2026	September 22, 2026
Building Plans	12	KHALSA DESIGN, INC. 17 Ivaloo Street, Suite 400 Somerville, MA 02143	February 11, 2026	September 10, 2026
Shadow Study	8	KHALSA DESIGN, INC. 17 Ivaloo Street, Suite 400 Somerville, MA 02143	February 11, 2026	N/A
Landscape Plans	4	Marc Mazzarelli Associates LLC Landscape Architecture + Planning 284 Concord Avenue Cambridge, MA 02138	December 8, 2025	August 31, 2026

SITE PLAN APPROVAL FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board approve the 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 that this project supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including the following:

- Increase the Housing Supply.
- Increase affordability and housing stock diversity.

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

The Board finds that this project meets the intent of the MR3 zoning district through the following:

- To provide a range of housing types, unit sizes, and price points to accommodate the diverse household sizes and life stages of Somerville residents at all income levels.
 - To balance the supply of off-street parking with local thoroughfare network capacity.
 - To require a strong connection and gradual transition between the public realm (sidewalks, thoroughfares, and civic spaces) and private realm (yards and building interiors).
 - To increase commercial tax base in support of the fiscal health of the City.
3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*
- The Board believes the proposed 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, Vice-Chair Amelia Aboff moved to approve the Site Plan Approval to develop an Apartment Building in the Mid-Rise (MR3) zoning district with the conditions included in the staff and supplemental memos. Jahan Habib seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

General

1. This Decision must be recorded with the Middlesex South Registry of Deeds.

Prior to Building Permit

2. A digital copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning Division for the public record.

Prior to Certificate of Occupancy

3. 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 by a Massachusetts Certified Arborist (MCA) or International Society of Arboriculture (ISA) Certified Arborist or equivalent.

4. 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.
5. 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.
6. A compliant bicycle parking plan showing all relevant dimensions must be provided along with the building permit application.
7. 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.
8. 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.

Attest, by the Planning Board:



Amelia Aboff, *Vice-Chair*

Jahan Habib, *Clerk*
Michael McNeley
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 _____