DEVELOPMENT NARRATIVE
MINOR SITE PLAN APPROVAL FOR LOT SPLIT AND LOT MERGER

Property:	**97, 99-99A, 101-103 and 107 Highland Avenue and 136 School Street**
Applicant:	**Somerville Young Men's Christian Association**
Owners:	**Somerville Young Men's Christian Association (97, 99-99A, 101-103 and 107 Highland Avenue)**
	Highland Ave Y 101 Properties LLC (136 School Street)
Agent:	**Adam Dash, Esq.**
Zoning Designation:	**Mid-Rise 6 ("MR6")** **In a ½ Mile Transit Area** **Not in a Pedestrian Street District** **In the Affordable Housing Overlay**

Summary.

The above-referenced Applicant, Somerville Young Men's Christian Association ("YMCA") owns the properties located at the following Assessors Map, Lot and Block numbers and addresses:

97 Highland Avenue, 50/F/22
99-99A Highland Avenue, 50/F/23
101-103 Highland Avenue, 50/F/24
107 Highland Avenue, 50/F/25

Said properties consist of two buildings and two parking lots, which are used by the YMCA.

The above-referenced Applicant, Highland Ave Y 101 Properties LLC ("101 Y") owns the property located at the following Assessors Map, Lot and Block number and address:

136 School Street, 50/F/20

Said property consists of an apartment building.

Applicant hereby seeks Minor Site Plan Approval for a Lot Merger of the properties into one (1) lot, and also for a Lot Split of that one (1) new lot into two (2) new lots as shown on the Land Plat filed herewith.

All of the Properties for which this Application is being filed are located in the MR6 zoning district, in the Affordable Housing Overlay and the one-half mile Transit Area, but they are not in a Pedestrian Street District.

The purpose of this Application is to allow for the redevelopment of the existing YMCA facilities, by demolishing the existing three buildings and constructing a new Commercial Building for a new YMCA Community Center use on one of the new lots and a new General Building for a ground floor commercial use with an all-affordable, residential Institutional Housing use on the upper floors under the Affordable Housing Overlay on the other new lot (the "Project").

Relief Sought.

Applicant hereby seeks the following relief for the Project:

-Minor Site Plan Approval for a Lot Merger pursuant to SZO Section 10.1.1.

-Minor Site Plan Approval for a Lot Split pursuant to SZO Section 10.1.1.

Argument.

As can be seen from the Land Plat filed herewith, the eventual two (2) new lots created by the requested Lot Merger and then Lot Split would be dimensionally compliant and would have frontage on a Thoroughfare.

Being dimensionally compliant, Applicant believes that the proposed Lot Merger and Lot Split fall within the criteria of a Minor Site Plan Approval which can be administratively approved.

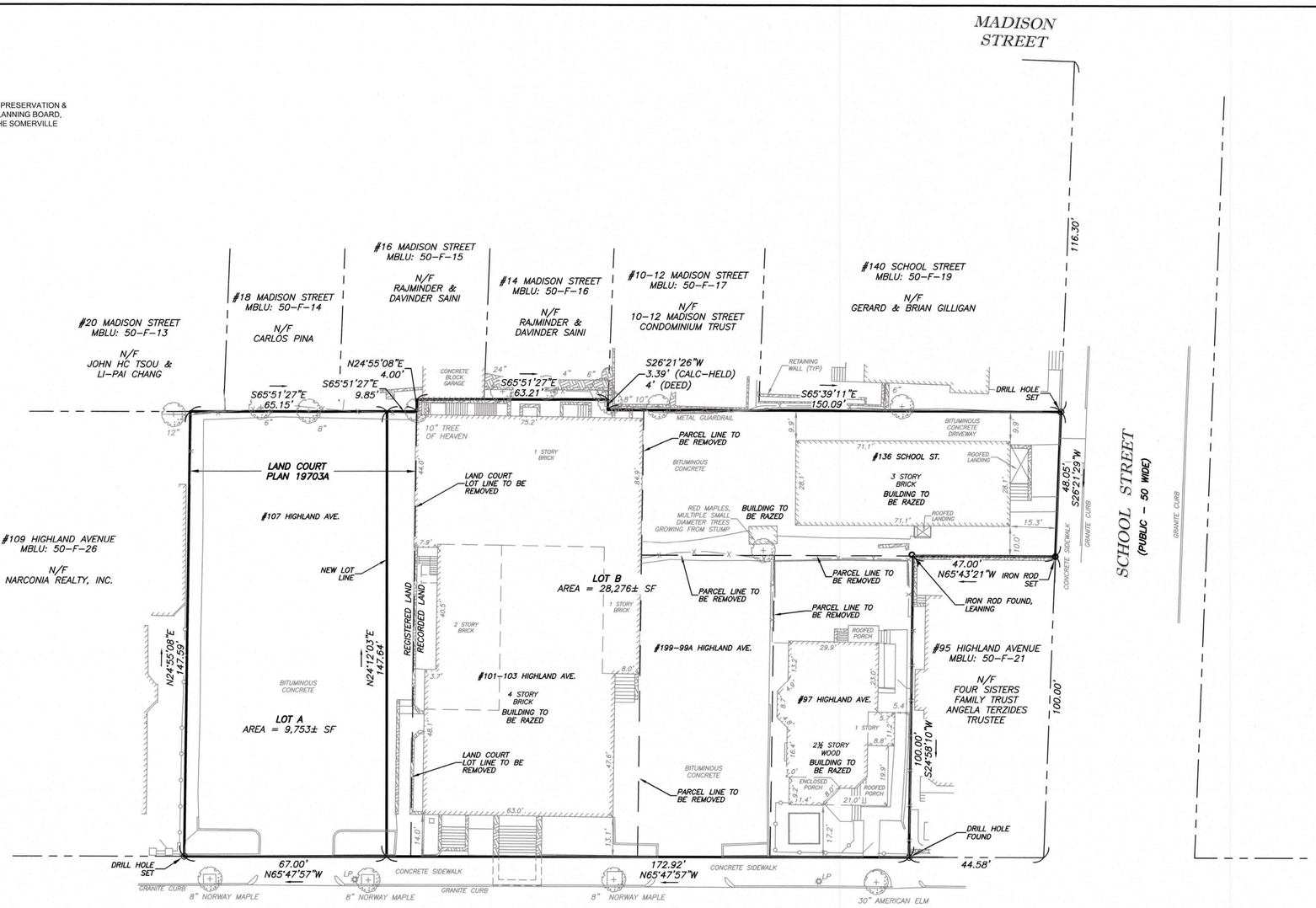
Conclusion.

Applicant respectfully requests Minor Site Plan Approval of the Lot Merger of the four (4) lots and then Lot Split of the one (1) new lot into two (2) lots as shown on the Land Plat filed herewith.

DANIEL BARTMAN, DIRECTOR OF PLANNING, PRESERVATION & ZONING, ON BEHALF OF THE SOMERVILLE PLANNING BOARD, APPROVED PER ARTICLES 10.1 AND 15 OF THE SOMERVILLE ZONING ORDINANCE.

_____
SIGNATURE

_____
DATE





FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF MASSACHUSETTS REGULATIONS TITLE 250 CMR 6: LAND SURVEYING PROCEDURES AND STANDARDS AND THE DEED INDEXING STANDARDS OF THE COMMONWEALTH OF MASSACHUSETTS, LATEST EDITION.

NO NEW RIGHT OF WAY LINES ARE BEING CREATED BY THIS PLAN AND THAT THE RIGHT OF WAY LINES SHOWN ARE EXISTING AND ARE NOT CHANGED OR ALTERED IN ANY MANNER BY THIS PLAN.

THE INFORMATION SHOWN ON THIS PLAN IS ACCURATE TO BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

6/16/2026
DATE

MATTHEW LOWRY, PLS No. 49625

COMMONWEALTH OF MASSACHUSETTS
MATTHEW LOWRY
No. 49625
PROFESSIONAL LAND SURVEYOR

NOTES:

1. THE PURPOSE OF THIS PLANS IS TO ELIMINATE EXISTING INTERIOR PARCEL LINES AND TO CREATE TWO BUILDABLE LOTS DEPICTED AS LOT A AND LOT B.
2. NO LINES OF LAND REGISTRATION ARE ALTERED OR CREATED BY THIS PLAN. THE EXISTING LAND COURT LOT, SHOWN ON LAND COURT PLAN 19703A, WILL NEED TO BE REMOVED FROM REGISTRATION OR BE SUBDIVIDED BY LAND COURT.
3. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 9/7/2023 AND 4/24/2026, BY RJ O'CONNELL & ASSOCIATES, INC. (RJOC).
4. ALL EXISTING BUILDINGS AND IMPERMEABLE SURFACES ON THE SUBJECT PROPERTY ARE TO BE RAZED. SEE PROPOSED PLANS FOR NEW BUILDING AND PERMEABLE LOCATIONS. A NEW BUILDING AND PAVED AREAS ARE TO BE CONSTRUCTED ON LOT A, AND A NEW BUILDING AND PAVED AREAS ARE TO BE CONSTRUCTED ON LOT B. PER INFORMATION PROVIDED BY STANTEC, AND DEPICTED ON A PLAN TITLED 'FLOOR PLAN, LEVEL 1', DATED 04.17.2026' THE PROPOSED LOT COVERAGE FOR LOT A WILL BE 94% WITH 9,173 SF OF LOT COVERAGE, AND THE PROPOSED LOT COVERAGE OF LOT B WILL BE 94% WITH 26,695 SF OF LOT COVERAGE.
5. ALL PARCELS ARE IN THE MID RISE 6 (MR6) ZONING DISTRICT.
6. THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.
7. THE HORIZONTAL DATUM IS BASED ON THE MASSACHUSETTS COORDINATE SYSTEM. NAD83

PLAN REFERENCES:

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS

1. 1843 PLAN IN PLAN BK. 1 PLAN 20
2. 1888 PLAN IN PLAN BK. 56 PLAN 39A
3. 1924 PLAN IN BK. 4907 PG. END
4. 1945 LAND COURT PLAN 19703A
5. 1957 PLAN NO. 230
6. 1971 PLAN NO. 813
7. 1979 PLAN NO. 1175
8. 2002 PLAN NO. 250
9. 2019 PLAN NO. 542
10. 2019 PLAN NO. 600

20 0 10 20 40
GRAPHIC SCALE IN FEET

NO.	REVISION	DATE
1	UPDATED NOTES & ADDED NOTE ON 97 HIGHLAND REAR LOT LINE	6/16/2026

RJOC

Record Owners:

HIGHLAND AVE Y 101 PROPERTIES LLC
136 SCHOOL STREET
BK. 82160 PG. 160
MBLU: 50-F-20

SOMERVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION
97 HIGHLAND AVENUE
BK. 24136 PG. 154
MBLU: 50-F-22

SOMERVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION
99 HIGHLAND AVENUE
BK. 19586 PG. 201
MBLU: 50-F-23

SOMERVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION
101-103 HIGHLAND AVENUE
BK. 2862 PG. 77
BK. 4907 PG. 394
MBLU: 50-F-24

SOMERVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION
107 HIGHLAND AVENUE
CERT. NO. 60652
MBLU: 50-F-25

PREPARED BY:
RJ O'CONNELL
& ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201
STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
SOMERVILLE YMCA
101 HIGHLAND AVENUE
SOMERVILLE, MA 02143

DRAWN BY:	RJK
CHECKED BY:	ML
SCALE:	1" = 20'
DATE:	4/29/2026

DRAWING NAME:
LAND PLAT OF
97-107 HIGHLAND AVE.
SOMERVILLE, MA.

DRAWING NUMBER:
PL-1

PROJECT NUMBER:
23561

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Drawing Name: G:\MA\Somerville\YMCA\Highland & School\Survey\DWG\23561_YMCA_lot split.dwg