City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

SITE PLAN APPROVAL DECISION

CASE NUMBER: ZP26-000050
PROPERTY ADDRESS: **101 Highland Ave**
(97, 99-99A, 101-103 &107 Highland Ave &136 School St)
DECISION: Approved (Minor Site Plan Approval)
DECISION ISSUED: October 21, 2026

Pursuant the Somerville Zoning Board of Appeals' Rules of Procedure and Policy, land platting involving only a lot line adjustment, as defined by the Somerville Zoning Ordinance, requires only Minor Site Plan Approval, with the Director of Planning serving as the decision-making authority in-lieu of the Zoning Board of Appeals.

This decision summarizes the findings made by the Director of Planning regarding the Minor Site Plan Approval application submitted for 101 Highland Ave.

SUMMARY OF PROPOSAL

Applicant proposes 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 located at 101 Highland Ave, both of which will be zoning compliant for the Mid-Rise 6 (MR6) zoning district.

RECORD OF PROCEEDINGS

On October 21, 2026, the Director of Planning reviewed the submitted application materials.

PLANS & DOCUMENTS

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

Document Name	Pages	Prepared By	Date	Revision Date
101 Highland Ave- DEVELOPMENT NARRATIVE MINOR SITE PLAN APPROVAL FOR LOT SPLIT AND LOT MERGER	2	Adam Dash Esq. 48 Grove St, Somerville, MA 02144	May 7, 2026	n/a
LAND PLAT OF 97-107 HIGHLAND AVE	1	RJ O'Connell & Associates, Inc. 80 Montvale Ave, Suite 201 Stoneham. MA 02180	June 16, 2026	May 1, 2026 June 16, 2026

FINDINGS

In accordance with the Somerville Zoning Ordinance and the Zoning Board of Appeals' Rules of Procedure & Policy for Minor Site Plan Approvals, the Director of Planning, Preservation, & Zoning may approve or deny a Minor 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 Director finds that this proposal is consistent with the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including:

- 'Preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups' &
- 'Celebrate the unique character of our neighborhoods and the strength of our COMMUNITY as expressed in our history, cultures and vibrant civic engagement.'

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

The Director finds that this proposal is consistent with the intent of the Mid-Rise 6 (MR6) zoning district, which in part, "To accommodate the development of areas appropriate for moderately-scaled multi-unit, mixed-use, and commercial buildings; neighborhood-, community-, and region-serving uses; and a wide variety of employment opportunities."

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning, Preservation, & Zoning **APPROVED** the Minor Site Plan Approval for a lot merger and lot split at 101 Highland Ave on behalf of the Zoning Board of Appeals.

For the Zoning Board of Appeals:



Dan Bartman, Director
Planning Division
Strategy and Development Department

THIS DECISION MUST BE RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS
The owner or applicant is responsible for paying any fees assessed by the registry.

A true and correct copy of the above decision has been filed with the office of the City Clerk by the Zoning Board of Appeals.

I certify that twenty (20) days have elapsed since the filing of this decision and that no appeal was filed, or that if an appeal was filed, it has been dismissed or denied.

Attest, by the City Clerk: _____ Date: _____

Received and entered with the Middlesex South Registry of Deeds.

Attest, by the Register of Deeds: _____ Book: _____ Page:_____