FOR REGISTRY USE ONLY



VICINITY MAP
1"–1000'

N/F
VINDICE LIVIO TRUSTEE 26328/262

N/F
LANGZE PHUNKHANG
BK. 57406 PG. 71
39 BOSTON STREET

N/F
LANGSE PHUNKHANG
57406/71

N/F
43 BOSTON STREET
REALTY TRUST
BK. 26328 PG. 273
43 BOSTON STREET

N/F
KEVIN M. & DEBORAH
SHEEHAN
BK. 35593 PG. 100
45 BOSTON STREET

N/F
JULIET PERRON
BK. 22930 PG. 373
47 BOSTON STREET

N/F
CARL S. OLSON
BK. 28565 PG. 13
20 GREENVILLE STREET

N/F
GREGORY THOMAS BROWN
BK. 31676 PG. 51
14 GREENVILLE STREET

N/F
MARIE V. MICHEL
DOC. 1154703
10 GREENVILLE STREET

N/F
ELEANOR HOLLERAN
DOC. 1346793
6 GREENVILLE STREET

N/F
BILL ABATZIS
64631/130

N26°43'00"W 61.56'
WOODEN FENCE
N74°08'04"E 119.46'
WOODEN FENCE
IP
N26°43'00"W 20.19'
N26°43'00"W 70.99'
N27°26'40"W 76.25'
N72°11'35"E 44.00'
CONCRETE RET. WALL
N16°48'25"W 69.00'
CONCRETE RET. WALL
N73°29'40"E 36.99'
N16°00'11"W 71.37'
GRASS
CONCRETE WALKWAY
20.6'
N74°26'35"E 83.00'
3.1'
1.9'
20.6'
N74°13'20"E 36.94'
S74°07'00"W 33.19'
0.7'
S16°00'00"E 19.76'
0.3'
7.2'
0.9'
S74°13'20"W 97.72'
RETAINING WALL
28.7'
CLF
OH
RB
5.0'

LOT A
AREA= 694± S.F.

PROPOSED PROPERTY LINE

PROPERTY LINES TO BE REMOVED

PROPOSED RELOCATION OF AC UNITS FROM LOT A

2 STORY WOOD STRUCTURE 326 S.F.

EXISTING LOT COVERAGE
9,495.5 S.F.
-4,025.4 S.F.
=5,470.1 S.F
=(57.6%)

PROPOSED LOT COVERAGE
10,181.5 S.F.
-4,191.7 S.F.
=5,989.8 S.F
(58.8%)

LOT C
PROPOSED AREA=10,188.5± S.F.
#430 McGRATH
EXISTING AREA=9,494.5± S.F.

#430
ROOF ELEV=94.8'

BIT CONC DRIVEWAY

RETAINING WALL

FF=70.51'
FF=70.47'

CONCRETE DRIVEWAY

PORCH

GRASS

BIT. PARKING AREA

#434 McGRATH

EXISTING LOT COVERAGE
35,875 S.F.
-5,575 S.F.
= 30,300 S.F (84.6%)

PROPOSED LOT COVERAGE
35,181 S.F.
-5,084 S.F.
= 30,097 S.F (85.5%)

LOT B
REMAINDER
AREA=35,181± S.F.

4 STORY WOOD STRUCTURE
13,133 S.F.

BIT. DRIVEWAY

4 STORY WOOD STRUCTURE
4,990 S.F.

GRASS

83.01'
S16°00'00"E

49.29'
S16°00'00"E

80.08'
S16°00'00"E

286.45'
S16°00'00"E

SBDH
UPL
OHW
GG
EP
CONCRETE SIDEWALK
WG
SIGN
"TOW ZONE NO PAARKING ANYTIME"
STONE & BRICK STEPS
SMH RIM=54.52'
SMH RIM=57.78'
SMH RIM=58.79'

McGrath Highway

MAG

DAN BARTMAN
DIRECTOR OF PLANNING
ON BEHALF OF THE SOMERVILLE PLANNING BOARD AND SOMERVILLE ZONING BOARD OF APPEALS
APPROVED PER ARTICLES 10.1 AND 15 OF THE SOMERVILLE ZONING ORDINANCE

0 20 50 100
SCALE: 1" = 20'

PLAN OF LAND
430 & 434 McGRATH HIGHWAY
IN
SOMERVILLE
MASSACHUSETTS

PREPARED BY: PFS Land Surveying, Inc
20 Balch Ave
Groveland, MA 01834
(508) 446–0781

SCALE: 1"=20' DATE: July 15, 2026

General Notes

1. THE PROPERTY LINES AND SITE PLAN CONDITIONS SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED IN AUGUST 2023 AND FROM PLANS AND DEEDS OF RECORD.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE #434 McGRATH HIGHWAY LOTS A AND LOT BAD COMBINE LOT B WITH #430 MCGRATH HIGHWAY TO FROM LOT C.
3. THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.
4. 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.

Title Reference:

#434 McGRATH HIGHWAY
MELISSA PIANTIDOSI TRUSTEE
OF MBP REALTY TRUST &
PROSPECT COMMONS LLC
161 BROADWAY
SOMERVILLE, MA 02145
BK. 1464, PG. 69
#430 MCGRATH HIGHWAY
RICHARD G. DIGIROLAMO &
PETER J. PIANTIDOSI III
TRUSTEES OF THE 430 McGRATH
REALTY TRUST
PO BOX 345
SOMERVILLE, MA 02143

Plan References:

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS

- LAND COURT PLAN 5926–B
- PLAN BOOK 50 PLAN 39
- PLAN BOOK 289 PLAN 32
- PLAN 8 OF 1976

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JULY 22, 2026
DATE PROFESSIONAL LAND SURVEYOR

LAW OFFICES of
RICHARD G. Di GIROLAMO
Attorneys at Law
424 Broadway
Somerville, MA 02145
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Richard G. Di Girolamo | **Tel: (617) 666-8200** | **Breanna Rolland, Of Counsel**
Anne M. Vigorito, Of Counsel | **Fax (617) 776-5435** | **Jasleen Kaur, Paralegal**

May 18, 2026

RE: 430 McGrath Highway, Somerville, Massachusetts – Narrative

The Applicant, PJ Piantidosi, Trustee of 430 McGrath Realty Trust, seeks approval for a Lot Line Adjustment relative to the property located at 430 McGrath Highway, Somerville, Massachusetts, within the UR Zoning District. The subject property contains approximately 4,949 square feet of land area with approximately 50.08 feet of frontage along McGrath Highway.

The proposed Lot Line Adjustment is intended to reconfigure the existing property boundaries in order to accommodate the proposed residential development and associated site improvements for the subject property. The proposed project consists of a multi-story residential development containing twenty-eight (28) residential dwelling units, together with eleven (11) below-grade parking spaces and twenty-eight (28) long-term bicycle parking spaces.

The proposed adjustment will not create any additional lots, but instead will modify the existing lot configuration to support the proposed site layout, including building placement, access, circulation, parking, utilities, and related site improvements associated with the overall development plan.

The proposed Lot Line Adjustment has been designed to improve the overall functionality of the site and facilitate coordinated access arrangements, including the shared garage access serving the adjoining McGrath Highway properties.

The Applicant respectfully requests that the Board approve the proposed Lot Line Adjustment as shown on the plans submitted.
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