City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS: **430 McGrath Highway**
CASE NUMBER: ZP26-000051
OWNER: RG Girolamo & PJ Piantidosi, Trustees of 430 McGrath Realty Trust
OWNER ADDRESS: PO Box 345, Somerville MA 02143
APPLICANT: Law Office of Richard G DiGirolamo
APPLICANT ADDRESS: 424 Broadway, Somerville MA 02145
DECISION: Approved with Conditions (Minor Site Plan Approval)
DECISION DATE: November 12, 2026

Pursuant the Zoning Board of Appeals' Rules of Procedure and Policy 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 lot line adjustment submitted for 430 McGrath Highway.

SUMMARY OF PROPOSAL

Applicant proposed to adjust the lot line between 430 McGrath Highway in the Urban Residence (UR) zoning district and 434 McGrath Highway in the Mid Rise 4 (MR4) zoning district.

RECORD OF PROCEEDINGS

On November 12, 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
23036 MA SOMERVILLE 430-434 MCGRATH	1	PFS Land Surveying 20 Balch Ave Groveland, MA 01834	February 26, 2026	July 15, 2026
430 McGrath Hwy Narrative	1	Law Offices of Richard G. Di Girolamo 424 Broadway Somerville, MA 02145	May 18, 2026	NA

ANALYSIS

The proposed lot line adjustment does not cause impacts requiring mitigation.

The adjustment will result in a split-zoned parcel at 430 McGrath Highway, with portions zoned Urban Residential (UR) and Mid-Rise 4 (MR4).

Redevelopment will be subject to the zoning district applicable to each portion of the property unless a Zoning Map Amendment petition is filed with the City Clerk and approved by City Council to rezone the property to a single zoning district (either UR or MR4).

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 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 supporting the production of new housing.

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

The Director finds that this proposal meets the intent of the Urban Residence (UR) zoning district "[t]o create, maintain, and enhance areas appropriate for multi-unit residential buildings."

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The proposed lot line adjustment does not cause impacts requiring mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning **APPROVED** the Minor Site Plan Approval for a lot line adjustment on behalf of the Zoning Board of Appeals.



_____
Dan Bartman, Director of Planning
Office of Strategic Planning & Community Development

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_____