City of Somerville

Zoning Board of Appeals

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS:	**180 Somerville Ave**
CASE NUMBER:	ZP26-000057
OWNER:	Target Corporation
OWNER ADDRESS:	1000 Nicollet Mall, Minneapolis, Minnesota
Applicant:	Seth Anderson
APPLICANT ADDRESS:	271 Waverly Oaks Rd, Waltham, Ma 02452
DECISION:	Approved with Conditions
DATE OF VOTE:	November 4, 2026
DECISION ISSUED:	November 18, 2026

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Special Permit application to expand the existing formula buisness into the neighboring vacant storefront, submitted for 180 Somerville Ave.

LEGAL NOTICE

Seth Anderson seeks to expand the existing formula buisness into the neighboring vacant storefront, which requires a Special Permit for the expansion of a pre-existing nonconforming formula buisness.

RECORD OF PROCEEDINGS

On September 2, 2026, the Zoning Board of Appeals 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 Susan Fontano, Vice-Chair Anne Brockelman, Olivia Mobayed, Zachary Zaremba, Alternate Brian Cook, and Alternate Sisia Daglian. The Board noted that there were required materials missing from the applicant team and suggested they continue to a future date. The applicant team agreed. The Board continued the public hearing.

On November 4, 2026, the Board resumed the public hearing. Present and sitting at the public hearing were Board Members Chair Susan Fontano, Vice-Chair Anne Brockelman, Olivia Mobayed, Alternate Brian Cook, and Alternate Sisia Daglian. The applicant team presented their proposal. The chair opened the floor for public testimony. Noone spoke in support or opposition of the proposal.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
180 Somerville Ave Site Plans	19	Kimley-Horn And Associates, Inc. 271 Waverly Oaks Rd #302 Waltham, MA 02451	May 18, 2026	n/a
180 Somerville Ave Building Plans	8	Kimley-Horn And Associates, Inc. 271 Waverly Oaks Rd #302 Waltham, MA 02451	May 14, 2026	n/a
180 Somerville Ave Narrative	1	Kimley-Horn And Associates, Inc. 271 Waverly Oaks Rd #302 Waltham, MA 02451	June 19, 2026	n/a
180 Somerville Topographic Plans	1	Kimley-Horn And Associates, Inc. 271 Waverly Oaks Rd #302 Waltham, MA 02451	December 2, 2025	n/a
180 Somerville Ave Landscape Plans	5	Kimley-Horn And Associates, Inc. 271 Waverly Oaks Rd #302 Waltham, MA 02451	May 18, 2026	n/a
180 Somerville Ave Transportation Impact Study	96	Kimley-Horn And Associates, Inc. 271 Waverly Oaks Rd #302 Waltham, MA 02451	October 28, 2026	n/a
180 Somerville Ave Transportation Access Plan	16	Kimley-Horn And Associates, Inc. 271 Waverly Oaks Rd #302 Waltham, MA 02451	October 9, 2026	October 22, 2026
180 Somerville Ave Neighborhood Meeting Reports	3	Kimley-Horn And Associates, Inc. 271 Waverly Oaks Rd #302 Waltham, MA 02451	May 13, 2026	n/a

SPECIAL PERMIT

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a 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 this project meets the broader intent of the Somerville Zoning Ordinance, including the following:

- Invest in the growth of a resilient economic base that is centered around transit, generates a wide variety of job opportunities, creates an active daytime

population, supports independent local businesses, and secures fiscal self-sufficiency.
- Prioritize commercial development until the number of jobs in Somerville is equal to the number of working residents.

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

The Board finds that the project aligns with the intent of the Commercial Buisness (CB) zoning district which is, in part: “To maintain commercial activities that are primarily accessed by motor vehicles.”

3. The extent and nature of the proposed alteration.

The Board finds the extent and nature of the expansion to be appropriate for the location.

4. The ability of conforming alterations to meet the demonstrated need of the Applicant.

The Board finds that because the business is a pre-existing formula business over 10,000 sq ft, any increase in the use would require a Special Permit and a conforming version of this proposal would not be possible.

5. Consistency of the proposed alterations with the evolution of neighboring structures.

The Board finds that the use is consistent with the zoning district and is not increasing the footprint of the existing building.

6. The impact of the alteration to the neighborhood when compared to the existing nonconforming use.

The Board finds that the alteration may result in increased deliveries to the building. However, the Mobility Division has reviewed and approved of the applicant’s Transportation Impact Study and Transportation Access Plan.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Alternate Cook moved to approve Special Permit application. Vice-Chair Brockelman seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

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

Public Record

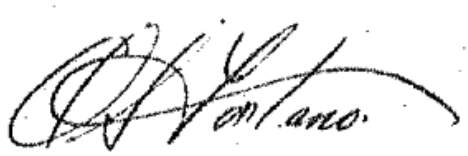
2. One (1) digital copy of all required application materials reflecting any physical changes required by the Board, if applicable, must be submitted to the Planning, Preservation & Zoning Division for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.
3. A digital copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must submitted to the Planning, Preservation & Zoning Division for the public record.

Mobility

4. The Applicant and/or property owner shall implement the transportation demand management measures described in the Transportation Impact Study (TIS) approved by the Mobility Division on October 29, 2026.
5. The Applicant and/or property owner shall implement the transportation demand management measures described in the Transportation Access Plan (TAP) approved by the Mobility Division on October 28, 2026.

Trees and Landscaping

6. Contractor shall take all necessary precautions to avoid damaging any tree to remain, including trees on abutting properties, in the right-of-way, and along existing island planting to remain.
7. To preserve the structural integrity and health of any trees to remain (including trees on abutting properties), applicant shall establish a Tree Protection Zone at the dripline of each tree at a minimum (the dripline is the outside edge of the tree branch tips). The Tree Protection Zone will be established using a chain-link, wire-mesh, or wooden fence, which must be installed prior to any work and must be maintained throughout construction and the fence must comply with regulations set forth by the city's division of Parks and Urban Forestry.



Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, Chair
Anne Brockelman, Vice-Chair
Olivia Mobayed
Brian Cook, Alternate
Sisia Daglian, 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_____