

59 Albion Street
Neighborhood Meeting #1 Report

Prepared by: Runcible Studios, Architect

Meeting Date: Wednesday 26 May 2021, 7 pm [via Zoom]

Attendees: Barbara Gorski [neighbor; 43 Albion Street], Jack and Judy Mason [neighbors, 56 Albion Street] Mark Niedergang [Ward 5 Councilor], Charlotte Leis [Planning], Andrew Graminski [Planning], Wendy Sczechowitz [Planning], Kate and Daryl St Laurent [property owners/applicants], Elish Nash [Landscape Architect, applicant team], Marilyn Moedinger [Architect, applicant team]

List of people/organizations contacted: See diagram of locations of flyers below; at request of Councilor Mark Niedergang, flyers were distributed beyond immediate neighbors to include all homes on the same block as the applicant, including homes on Woodbine and Centre Streets.

Manner/date of contact: Physical flyers were left at all of the addresses as described above above, on 19 May, 7 days previous to the meeting. The flyer is attached here. Drawings were provided to Councilor Niedergang via email on Wednesday 19 May, for his review and for distribution to any neighbor who requested them. The flyer was also posted on the property's front fence on 19 May.

Concerns raised in meeting:

- Barbara Gorski: whether the building would allow for commercial or residential use now or in the future, and whether the size conforms to what was there prior [demolished barn]
 - o Project team response: No, the backyard cottage will not be used for commercial use; no, the backyard cottage will not be used as a residential unit; yes, the proposed building conforms to the Zoning ordinance, and it will be smaller than what was there before.
 - o Barbara response: fine with the proposal as is
- Jack and Judy Mason: project looks beautiful, no objections

[Meeting presentation attached; recording of full Zoom meeting available upon request]

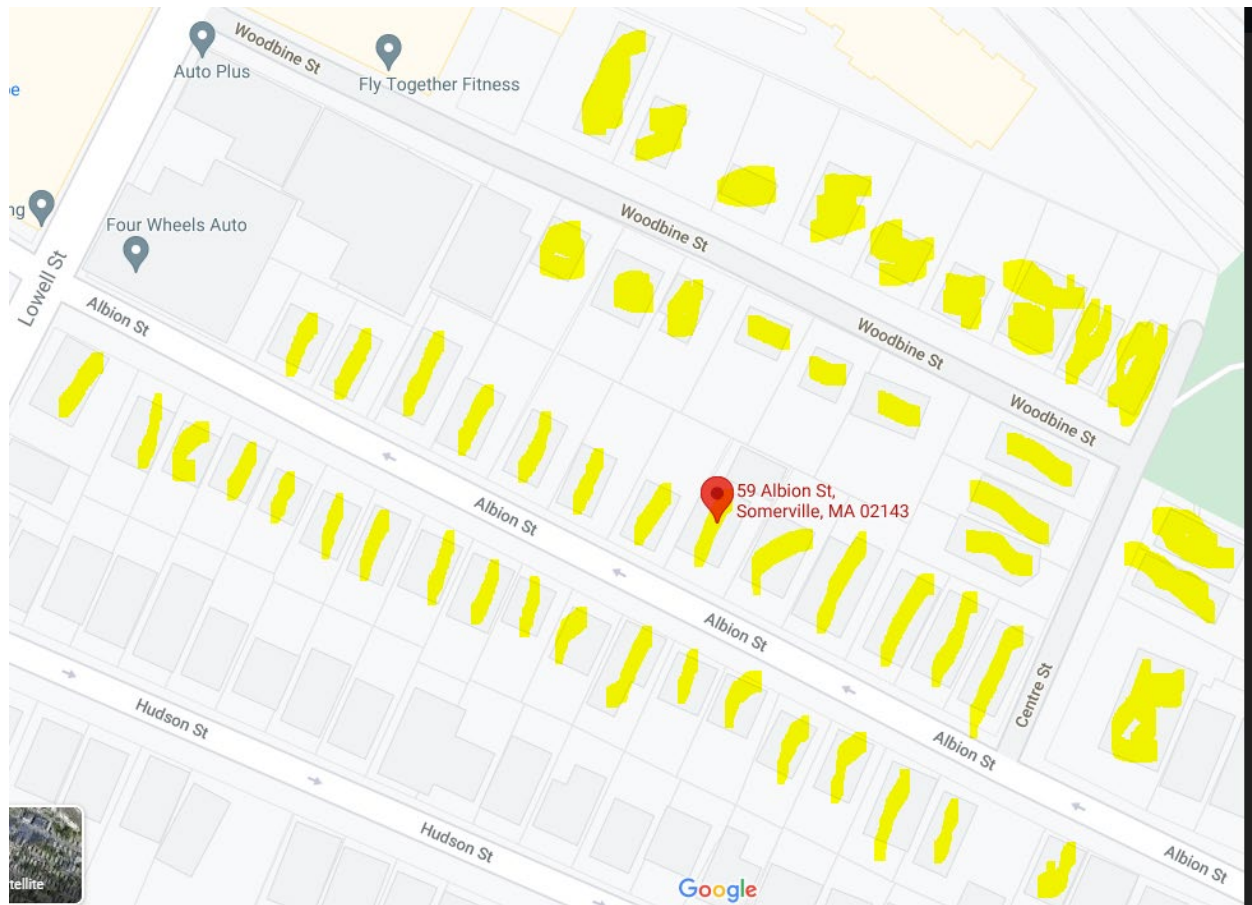


Diagram: Extents of flyering, 19 May 2021.

NOTICE OF **NEIGHBORHOOD MEETING**

**REGARDING THE PROPOSED DEVELOPMENT
OF A SMALL, BACKYARD COTTAGE BEHIND
THE HOUSE AT**

59 ALBION STREET

SPONSORED BY Ward 5 City Councilor Mark Niedergang

**The property owners Kate and Daryl St Laurent and the
architect, Marilyn Moedinger of Runcible Studios, will
present the plans, answer questions, and respond to
concerns from neighbors.**

WHEN: Wednesday, May 26, 2021, 7 p.m.

WHERE: On your computer or phone via Zoom

To Join Zoom meeting: <https://us02web.zoom.us/j/84376675986>

Or dial in by telephone: (646) 876-9923 Meeting ID: 843 7667 5986

**NOTE: This will be the *first of two* neighborhood meetings about this development
-- required under the new Somerville zoning ordinance.**

**For more information about the meeting or to see the plans for the proposed
backyard cottage, please contact:**

**Ward 5 City Councilor Mark Niedergang
(617) 629-8033 or M.Niedergang@comcast.net**

Backyard Cottage Proposal
59 Albion Street, Somerville
Neighborhood Meeting #1

Why are we here?

- New Zoning Ordinance requires an extensive process for “Site Plan Review,” which is reserved for projects that are asking to do something that is “by right,” but that the City wants a bit more oversight on
- Neighborhood Meeting #1, tonight, is to get your feedback on our design
- This is a “by-right” project, meaning we are allowed to do it, but need to make sure we’re getting neighbor feedback – Zoning will not advance the project through permitting otherwise

About us!



- Purchased home in 2016
- This is a forever home!
- Immediate plans to rehab barn as a climbing space, kid playroom, and meditation space
- Condition/safety of barn + zoning ordinance change means we've been at it for over 3 years...

Process

<u>3 years</u>	1. Previous reviews...!
1 month	2. Neighborhood meeting #1
1 month	3. Review by Urban Design Commission
1 month	<i>1. Team integrates suggestions from neighbors and from UDC</i>
1 month	4. Neighborhood meeting #2
2-3 months	5. Zoning Board Hearing
<u>2 months</u>	6. Team submits for Building Permit at Inspectional Services Division
<u>5 months</u>	7. Construction begins
4 years, 2 months	

Existing Conditions: House



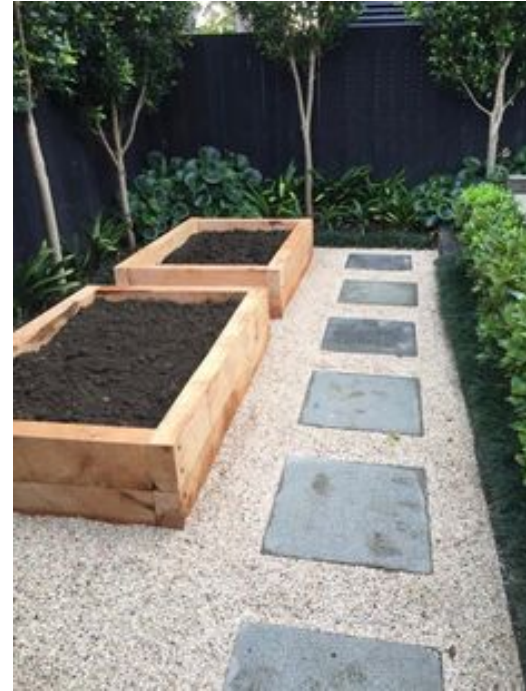
Previous Existing Conditions: Barn



Current Existing Conditions: Barn



Inspiration Images: Exterior



Inspiration Images: Interior



Inspiration Images: Landscape



Site Vicinity



Site Vicinity



Site Vicinity: Previous Condition



View from Albion St



View from Albion St: Comparison with Previous



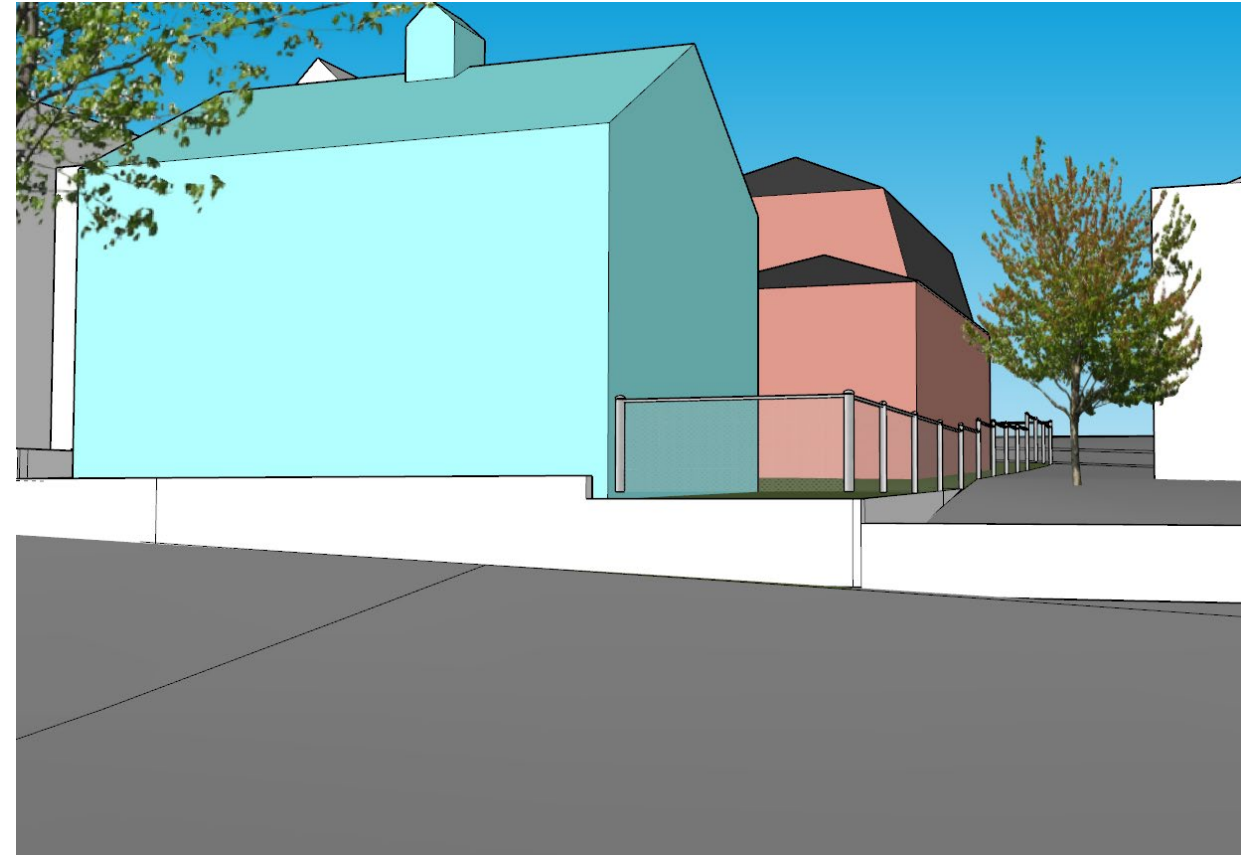
Top View



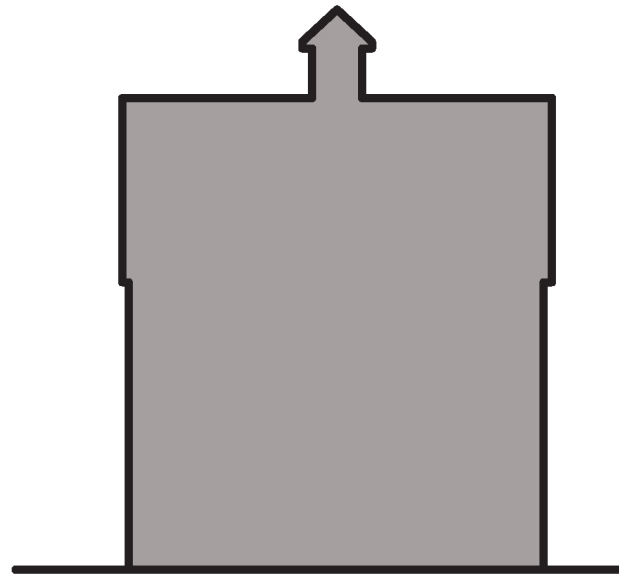
Top View: Comparison with Previous



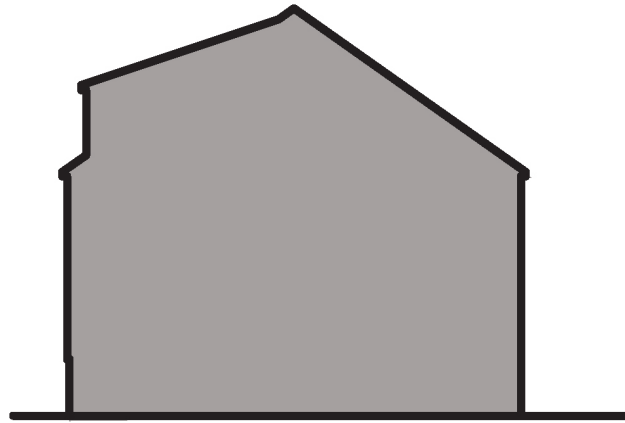
View from Rear Neighbors: Comparison with Previous



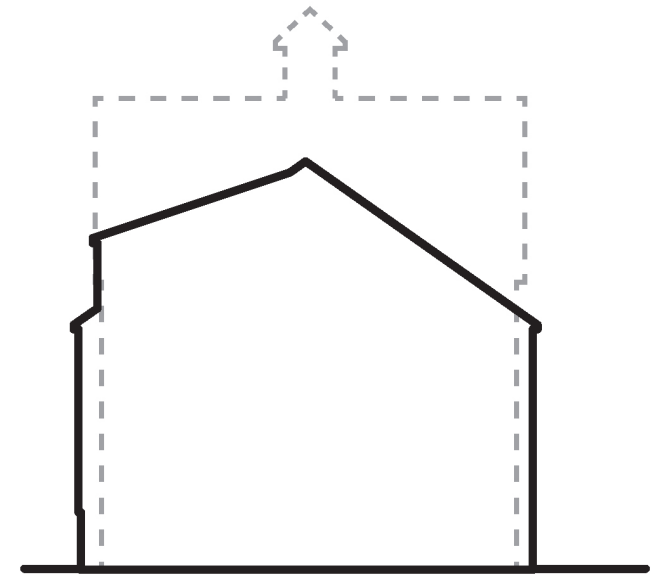
Section Diagram: Previous vs Proposed



Previous Barn

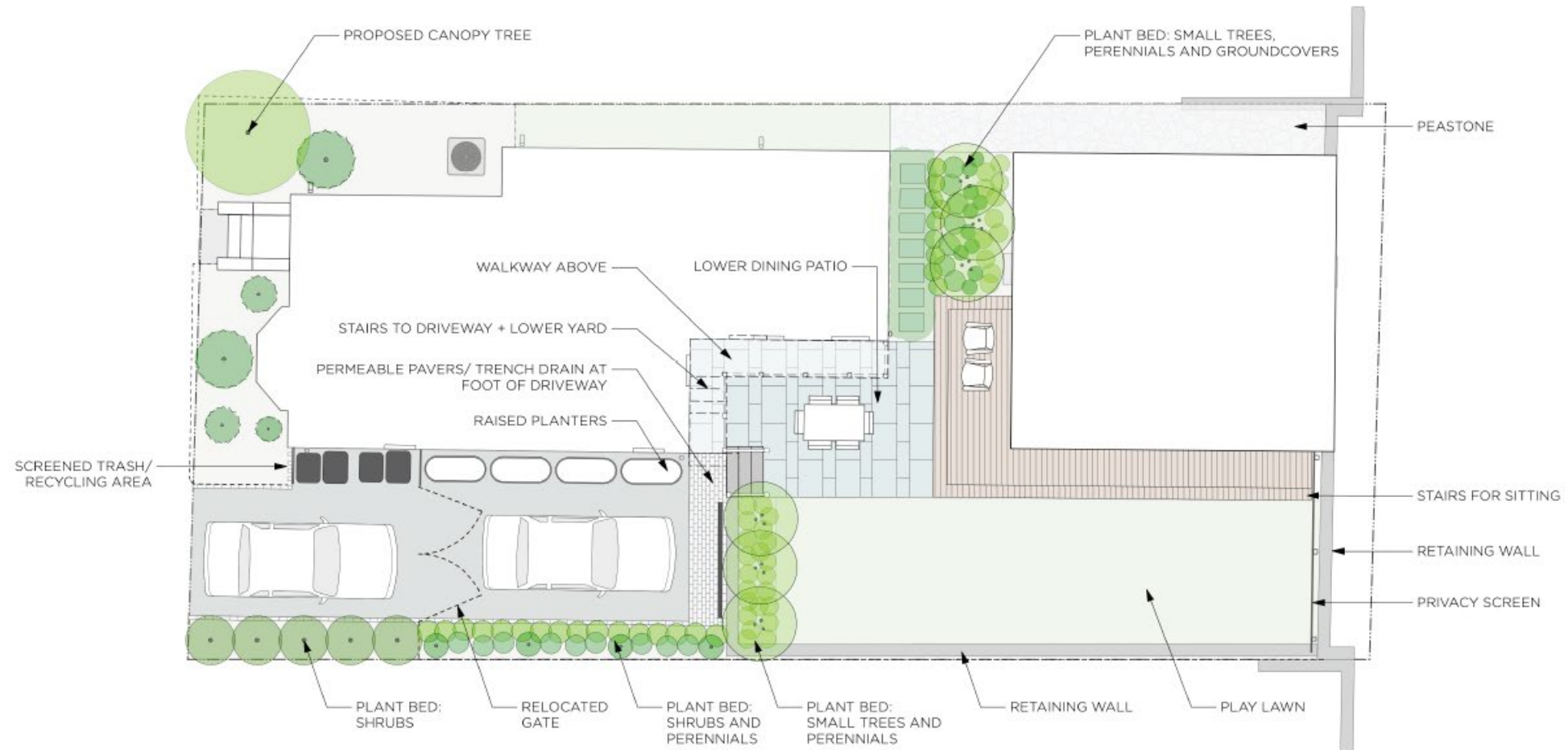


Proposed Barn

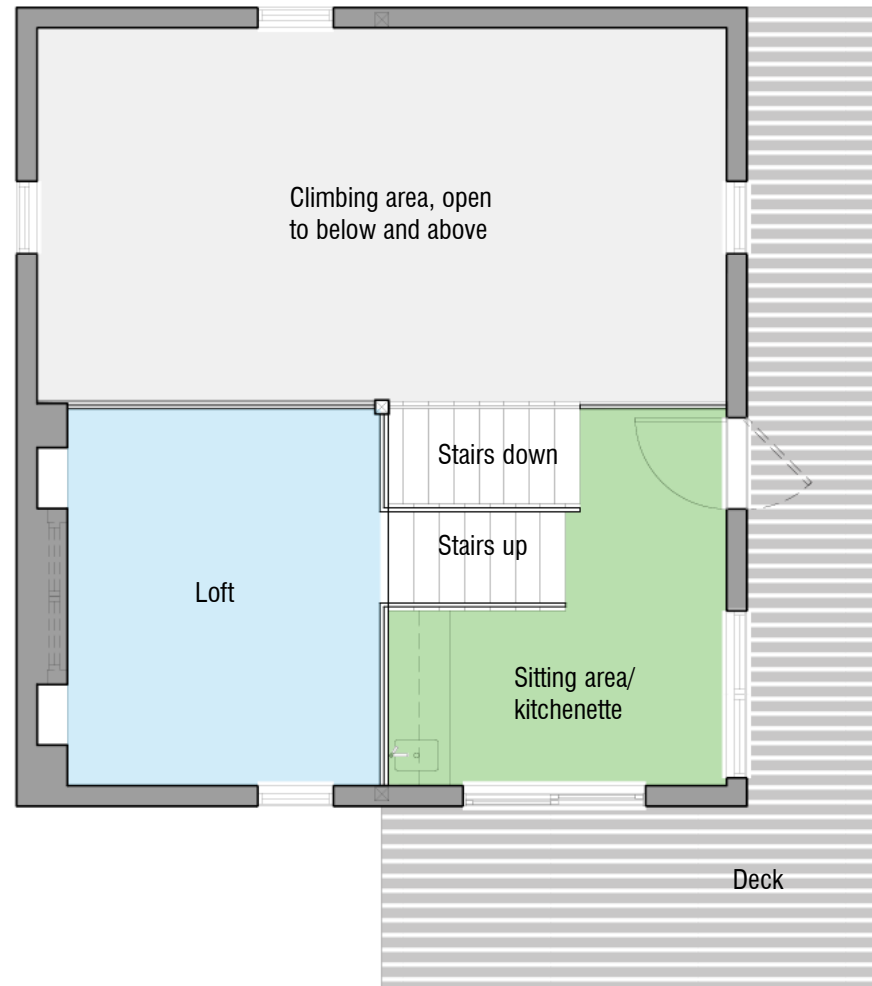


Comparison

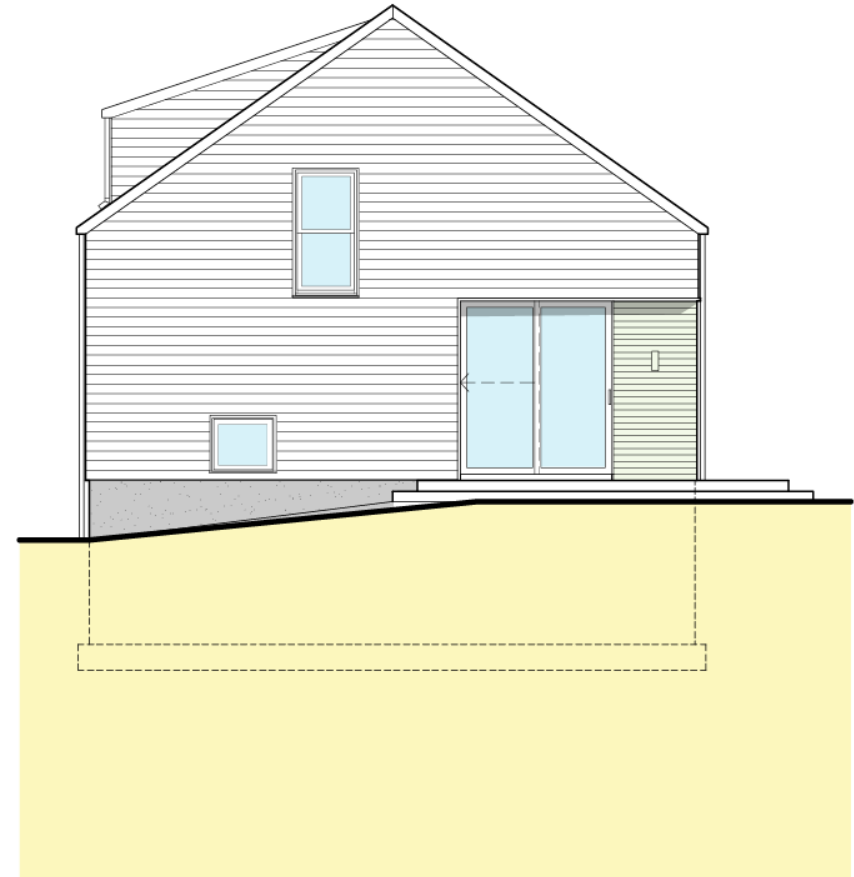
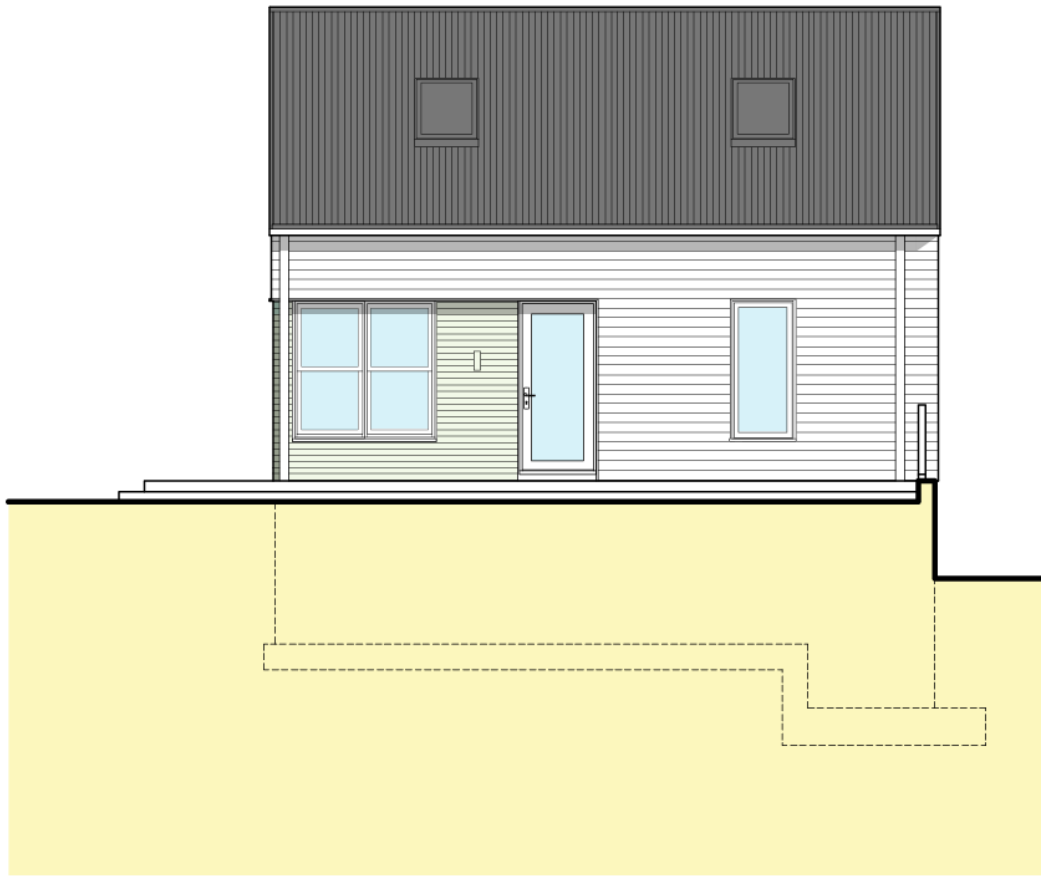
Landscape Plan



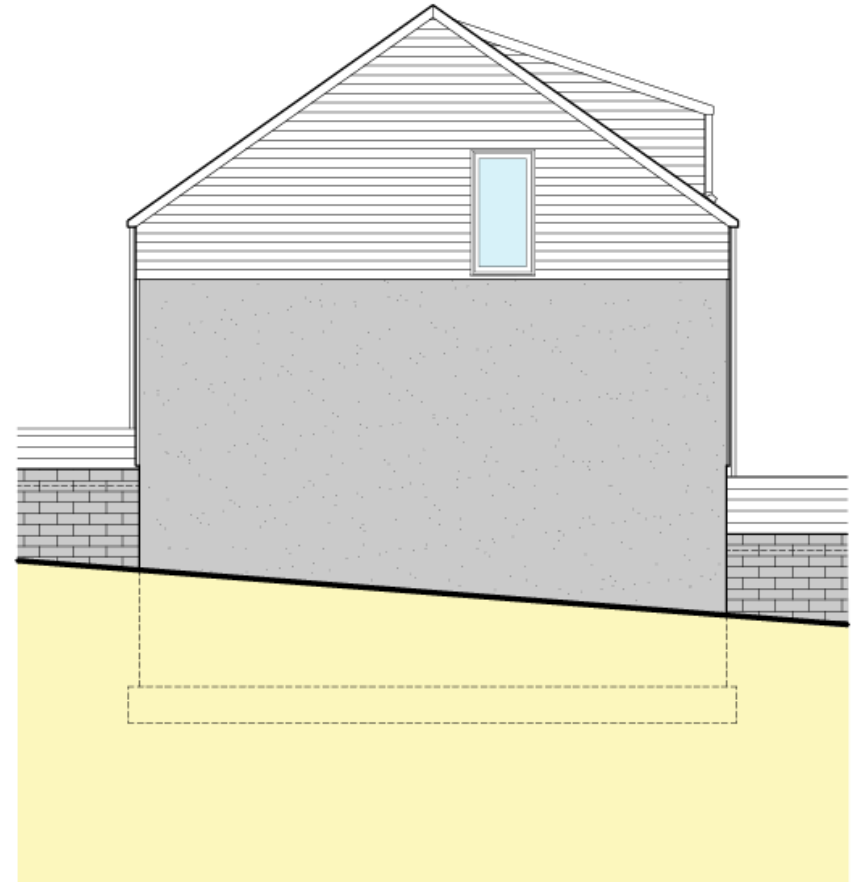
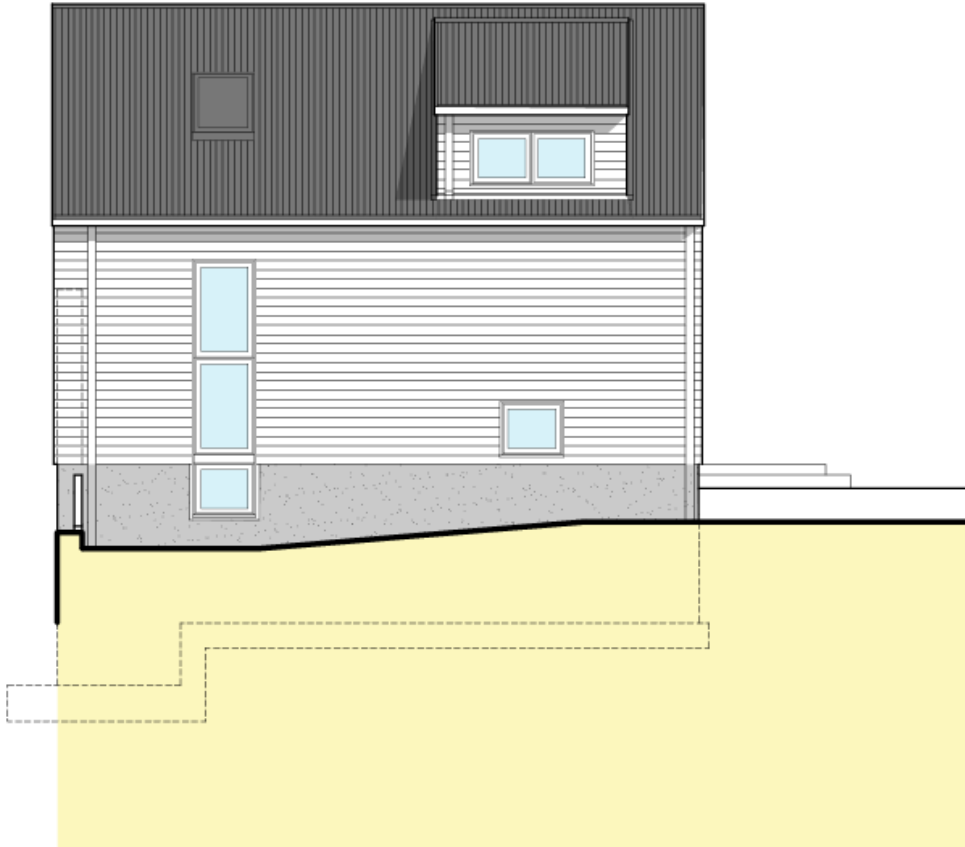
Proposed Building Plan



Proposed Building Elevations



Proposed Building Elevations



Process/Next Steps

<u>3 years</u>	1. Previous reviews...!
<u>1 month</u>	2. Neighborhood meeting #1
<u>1 month</u>	3. Review by Urban Design Commission
<u>1 month</u>	1. Team integrates suggestions from neighbors and from UDC
<u>1 month</u>	4. Neighborhood meeting #2
<u>2-3 months</u>	5. Zoning Board Hearing
<u>2 months</u>	6. Team submits for Building Permit at Inspectional Services Division
<u>5 months</u>	7. Construction begins
4 years, 2 months	