



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: Planning, Preservation & Zoning (PPZ) Staff
SUBJECT: 73 Summer Street, P&Z 20-003
POSTED: December 8, 2021

RECOMMENDATION: No changes

This memo is supplemental to the PPZ Staff Memo dated August 12, 2021.

ANALYSIS

The applicant submitted updated materials addressing three main concerns voiced during their first public hearing.

Members of the public, as well as the Planning Board, expressed concerns regarding package drop-offs and moving trucks, particularly regarding safety for pedestrians and cyclists. The Applicant has proposed reconfiguring the parking ramp dimensions and overhead clearance such that a standard moving or delivery truck will have access to an assigned portion of the parking garage ramp, with enough leftover on the ramp's width for one-way traffic to enter and exit the garage. They are also proposing audio and visual warnings so pedestrians using the sidewalk will be warned of a vehicle coming up the ramp.

The Planning Board expressed concerns regarding delivery driver access, so packages are not left outside unattended. The Applicant maintains that the main lobby exterior door must remain locked for security purposes. The applicant revised the lobby configuration so it includes a package room that will have controlled access via a Door Access System that requires a code. This security system would also take time-stamped pictures of the delivery person and notify residents their package have been delivered.

The Planning Board had concerns regarding the design and materiality of the proposed building, particularly in relation to the building's corner massing on the Summer and School Street intersection. They viewed the use of large-format concrete-looking materials as being out of context for the neighborhood. The Applicant is now proposing a fiber cement clapboard siding instead of large format paneling as a more contextual material for a residential building. They are also proposing the use of natural wood accent around the windows to compliment the residential scale.