



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: 690-694 Broadway, P&Z 21-050
POSTED: December 9, 2021

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated November 10, 2021.

ANALYSIS

Following public comment received since November 10, 2021, Staff have revised the recommended condition regarding the loading zone. Rather than require that a new loading zone be created on Josephine Ave, Staff recommends that the Applicant be required to identify a loading zone within three hundred (300) feet of 690-694 Broadway that is sufficient to serve the largest delivery vehicle the Applicant anticipates needing. The Applicant will then be required to submit an updated Transportation Access Plan to the Director of Mobility for their review and approval of the loading plan.

This revised condition provides more flexibility for the Applicant while continuing to ensure that there is a loading zone available that can accommodate the nineteen (19) foot long delivery vehicles identified in the TAP without impeding public sidewalks. It also addresses a public comment submitted to the Board that expressed concern about requiring delivery vehicles to utilize Josephine Ave (a one-way street) for loading when other options may be available.

Following updated information submitted by the Applicant on November 17, Staff has also revised the recommended condition regarding the frosted glass. Previously, Staff had insufficient information regarding the existing or proposed fenestration percentages on Broadway, and had no information on the VLT or VLR for the frosted glass proposed on the right-side door leading out of the sales floor. Now, Staff has additional information regarding both the overall fenestration percentages, and regarding the VLT (although not VLR) of the frosted glass. Based on that information, Staff is no longer quite so concerned about the proposed use of frosted glass, provided that the frosted glass complies with the minimum VLT of 60% and the maximum VLR of 15% required for ground story fenestration.

Staff does not know if frosted glass that complies with the VLT and VLR requirements of the Ordinance will also satisfy the Cannabis Control Commissions' regulations regarding visibility into the sales floor, but that question is outside the Board's purview.

PERMIT CONDITIONS

Should the Board approve the required *Special Permit to establish a Cannabis Retail Sales use*, PPZ Staff recommends that the Board make the following changes to the recommended conditions from the November 10, 2021 Staff Memo:

Conditions to be removed are ~~struck~~, and conditions to be added are underlined.

- ~~Advesa MA shall apply to the Somerville Traffic Commission for the creation of an on-street loading zone on Josephine Ave.~~
- Advesa MA shall submit an updated Transportation Access Plan (TAP), subject to review and approval by the Director of Mobility, which identifies a loading zone within three hundred (300) feet of 690-694 Broadway sufficient to serve the largest delivery vehicle type anticipated for this use.
- ~~Frosted glass is prohibited.~~
- Frosted glass is prohibited unless it is compliant with the VLT and VLR ratings required by the Somerville Zoning Ordinance.