



2021 JAN -5 P 12:10

City of Somerville

PLANNING BOARD

CITY CLERK'S OFFICE
SOMERVILLE, MA

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

DECISION

PROPERTY ADDRESS: 76-82 Central Street
CASE NUMBER: DRA#2020-0277
OWNER: R DiGirolamo & R Dardeno Trust
OWNER ADDRESS: PO BOX 281, Somerville, MA 02143

DECISION DATE: January 4, 2021

REQUIRED PERMITS: Site Plan Approval
DECISION: Approved with Conditions

Pursuant the Somerville Planning Board's Rules of Procedure & Policy, commercial signs and any modification to the ground story façade of a building, including building components, requires only Minor Site Plan Approval, with the Director of Planning & Zoning serving as the decision-making authority in-lieu of the Planning Board.

This decision summarizes the findings made by the Director of Planning & Zoning regarding the development review application submitted for 76-82 Central Street.

SUMMARY OF PROPOSAL

East Coast Remedies Corp. proposes to modify a portion of the ground story façade of 76-82 Central Street, including (2) storefronts, three (3) non-conforming awnings, one (1) new conforming awning, and one (1) awning sign, for a cannabis retail use.

RECORD OF PROCEEDINGS

On December 21, 2020, the Director of Planning & Zoning reviewed the development review application. Following consideration of the statutory requirements to approve or deny site plan approval, the Director of Planning & Zoning approved the site plan approval.

FINDINGS

- The Director of Planning & Zoning finds that the proposal is consistent with the comprehensive plan of the City, including the goal to "Facilitate thoughtfully-designed, pedestrian-oriented mixed-use development and re-use opportunities in commercial corridors, squares and around transit stations that are sensitive to neighborhood context, and serve existing and future residents and businesses." The location includes two storefronts that allow for the visual engagement of pedestrians through the use of art or other display items in four (4) foot-deep

display cases that block visual access to the cannabis retail sales floor, or by providing unobstructed visual access into the two entry/exit vestibules and an office.

- The Director of Planning & Zoning finds that the proposal is consistent with the intent of the Mid-Rise 4 zoning district which is "to create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving commercial uses."
- The Director of Planning & Zoning finds that the Planning Board voted on November 5, 2020 to approve with conditions a Cannabis Retail Use Special Permit for 76-82 Central Street.
- The Director of Planning & Zoning finds that the proposal includes two (2) storefronts, each of which comply with all applicable dimensions and standards for storefronts in the MR4 district. The storefront windows will either provide a view of the interior space or will provide four (4) feet of non-cannabis product display area.
- The Director of Planning & Zoning finds that the proposal includes the in-kind replacement of three (3) nonconforming awnings, and that the replacement of those awnings does not create new or expand existing nonconformities as the Applicant is replacing the existing nonconforming awnings with new awnings of the same dimensions and no signage.
- The Director of Planning & Zoning finds that the proposal includes the installation of one (1) new awning over the right-most door which complies with all applicable dimension and standards for awnings.
- The Director of Planning & Zoning finds that the proposal includes one (1) awning sign which complies with all applicable dimensions and standards for awning signs. The awning sign will be installed on the conforming awning over the right-most door.

DECISION

Following review of the submitted application materials and the above findings, the Director of Planning & Zoning **APPROVES** the Site Plan Approval on behalf of the Planning Board, subject to the following conditions:

Perpetual

1. Approval is for the modification of the ground story façade as represented in plans dated June 21, 2020. Construction documents must be substantially equivalent to the approved plans. Any change to the modifications represented in the approved plans are subject to Section 15.2.4 Plan Revision of the Somerville Zoning Ordinance.

Prior to Certificate of Occupancy

2. The Applicant shall contact ISD's Zoning Review Planner at least five working days in advance of a request for a final inspection by Inspectional Services to

ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.

Attest, by the Planning Director:



Sarah Lewis

Copies of this decision are filed in the Somerville City Clerk's office.
Copies of all plans referred to in this decision and a detailed record of the
SPGA proceedings are filed in the Somerville Planning Dept.

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.

Signed _____ City Clerk Date _____

PROJECT:
EAST COAST REMEDIES

PROJECT ADDRESS:
76-82 CENTRAL STREET
SOMERVILLE, MA

PROPOSED RECREATIONAL CANNABIS DISPENSARY

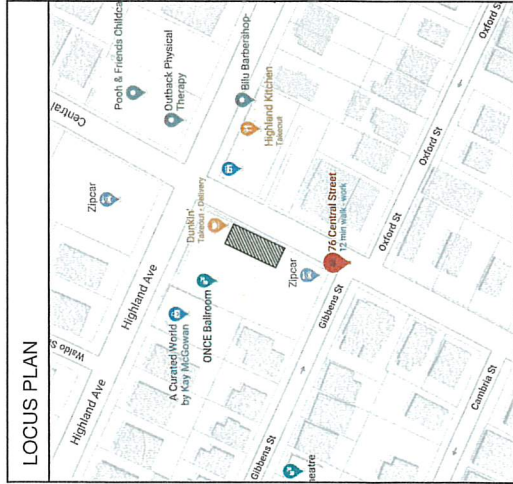


CLIENT
EAST COAST REMEDIES CORP.
76-82 CENTRAL STREET
SOMERVILLE, MA

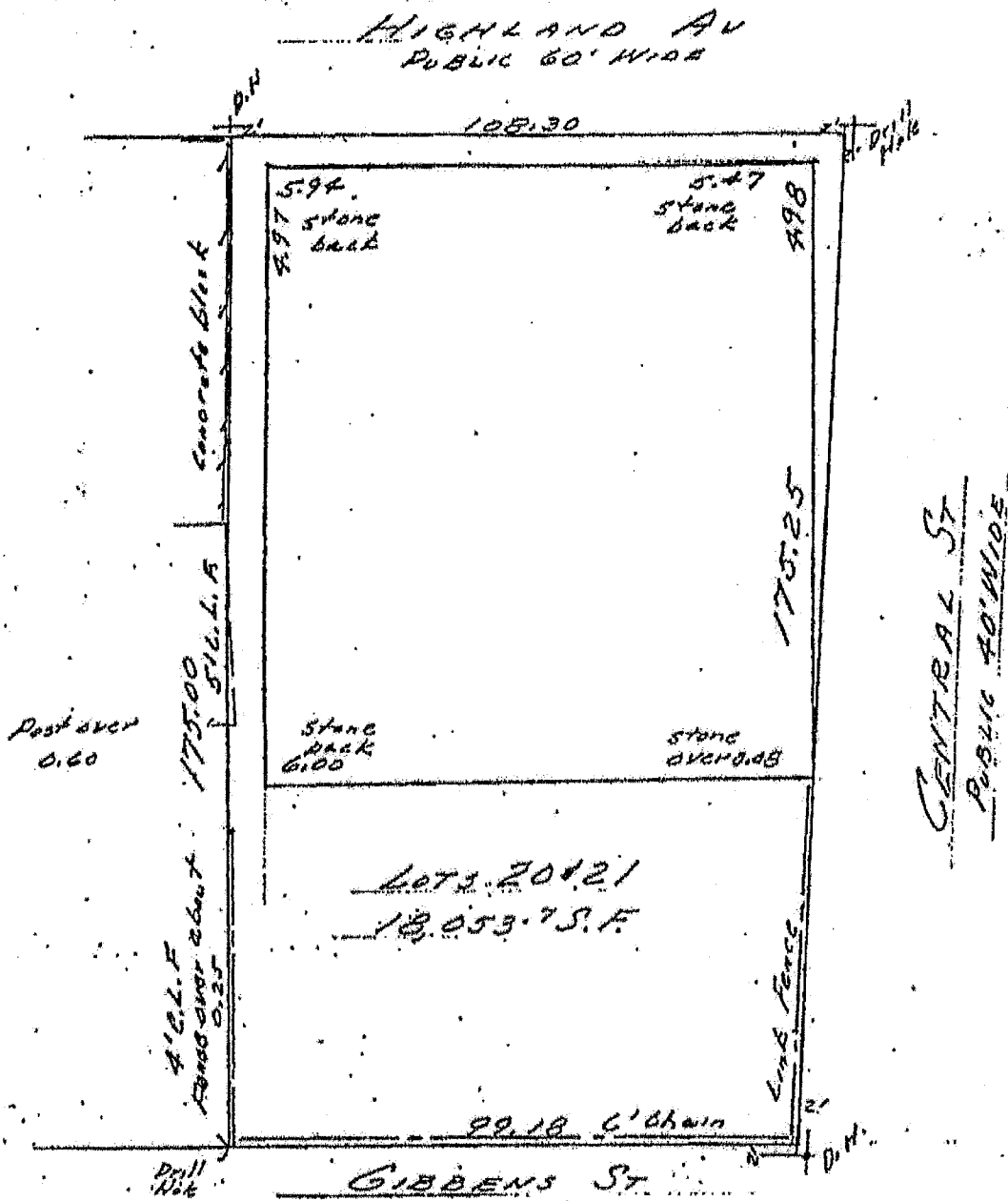
ARCHITECT
KHALSA DESIGN INC.
17IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T: (617) 591-8682
www.tkceast.com

CIVIL / TRAFFIC
DESIGN CONSULTANTS INC.
120 MIDDLESEX AVENUE - SUITE 20
SOMERVILLE, MA 02145
T: (617) 776-3350
www.dci-ma.com

Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	06/22/20
C-1	Existing Plot Plan	120187
A-101	Dispensary Floor Plans	06/22/20
A-300	Elevations & Rendering	06/22/20



PROJECT NAME East Coast Remedies	PROJECT ADDRESS 76-82 Central Street Somerville, MA	CLIENT East Coast Remedies	ARCHITECT KHALSA 17IVALOO STREET, SUITE 400 SOMERVILLE, MA 02143 TELEPHONE 617-591-8682 FAX 617-591-8681
CONSULTANTS: COPYRIGHT © 2020 THESE DRAWINGS ARE LOW AND DO NOT REPRESENT THE FINAL DESIGN. NO DESIGN OR CONSTRUCTION SHALL BE BASED ON THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THESE TERMS SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTOR ACTION.			
REGISTRATION 			
Project Number 19502	Drawn By D.A. Khalsa	Checked By D.A. Khalsa	Date 06/21/2020
REVISIONS No. Description			
Cover Sheet			
A-000 East Coast Remedies			



I certify that I have examined the premises & all easements, encroachments & buildings
are on the ground as shown & that the buildings conformed to all zoning
requirements when constructed.

Not in Flood Area

Fred W. Gould



PLOT PLAN
156 HIGHLAND AV
SOMERVILLE

SCALE 1"=30'

DEC. 1, 1987

FRED W. GOULD, PRO. LAND SURVEYOR



AWNING REGULATIONS:	
PERMITTED SIZES:	PROVIDED:
Width (min width of entrance below)	10'-0" 12"
Projection (min, 3'-0")	3'-0"
Clearance (min, 8'-0" clear)	9'-4"
Setback from curb (min, 2'-0")	4'-0" +/-
Valance Height (max, 12")	2'-1/2"
Material	Exterior Grade Canvas
Lighting	None

SIGNAGE REGULATIONS: (AWNING OR CANOPY SIGN)	
PERMITTED SIZES:	PROVIDED:
Area (Located on Awning Slope - 25%)	16%
LETTERING:	
Height	
Awning Slope (max) 18"	8"
LOCATION:	
Number of Signs	1 per Awning
1 Proposed Sign	

