



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville, MA 02143 A II: 22

DECISION

CITY CLERK'S OFFICE
SOMERVILLE, MA

PROPERTY ADDRESS: 499 Broadway
CASE NUMBER: P&Z 21-127
OWNER: Ming Wang
OWNER ADDRESS: 67 Magoun Ave, Medford, MA 02155
DECISION: Approved
DECISION DATE: September 15, 2021

received
9/20/2021

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, land platting involving only a lot split, lot merger, or lot line adjustment as defined by the Somerville Zoning Ordinance, 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 application submitted for 499 Broadway for the replacement of an existing commercial wall sign.

SUMMARY OF PROPOSAL

The applicant has contracted Valle Signs to replace an existing wall sign that will be placed on the façade of the building for the applicant's new business. The proposed dimensions of the wall sign are 3'-2" in height and 10'-0" in width, totaling to 33.33 square feet. The wall sign is to be flush mounted channel letters that will read "Pa Pa Sushi".

RECORD OF PROCEEDINGS

On September 15, 2021, the Director of Planning & Zoning reviewed the submitted application materials.

FINDINGS

In accordance with the Somerville Zoning Ordinance and Planning Board's Rules of Procedure and Policies for minor site plan approvals, the Director of Planning & Zoning 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 Director finds that the proposed commercial signage supports the objectives of Supervision, the comprehensive Master plan of the City of Somerville including, but not limited to, the following:

- Protect and promote a diverse, interesting mix of small-scale businesses in Somerville's neighborhoods.
- Preserve and enhance the character of Somerville's neighborhoods, enable sensitive, economically feasible maintenance and adaptive reuse of historic buildings, and respect neighborhood form and patterns while expanding Somerville's architectural legacy.
- Support a business-friendly environment to attract and retain a diverse mix of businesses that can start here, grow here, and stay here.

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

The Director finds that the proposed commercial signage is compliant with the zoning code and consistent with the intent of the MR4 zoning district.

3. Mitigation proposed to alleviate any impacts attributable to the proposed development.

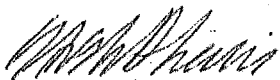
The Director finds that the proposed commercial signage does not cause any impacts deserving of mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning & Zoning APPROVED the Site Plan Approval authorizing one commercial wall sign on behalf of the Planning Board.

Attest, by the Planning Board:

Michael A. Capuano, Chair
Amelia Aboff, Vice-Chair
Rob Buchanan, Clerk
Jahan Habib
Erin Geno
Debbie Howitt Easton



Sarah Lewis, Director of Planning & Zoning
Office of Strategic Planning & Community Development

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 _____