



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

September 1, 2021

Greystar Real Estate Partners
c/o Gary Kerr
One Federal Street, Suite 1803,
Boston, MA 02110

Dear Gary,

Your application for a Plan Revision (P&Z21-066) to your approved plans at 74 Middlesex Avenue, case number #MPSP2020-0001 (also previously referenced as DRA #2020-0162), has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- The City is a co-applicant on the Master Plan via the signed Property Owner's Authorization for the Kensington Avenue right-of-way and the 0 Middlesex (Kensington Park) parcel.
- Clarify the development site boundary to include the Applicant's property (Lot 1) and the City-owned parcels of Kensington Avenue and the existing Middlesex Avenue Open Space (Lot 2) as shown on the revised Figures 2.12 and 2.13.
- Combine the Through-Block Plaza Civic Space (previously shown on the Kensington Avenue right-of-way) with the adjacent existing Middlesex Avenue Open Space (also referred to as Kensington Park or 0 Middlesex) to create a unified Neighborhood Park Civic Space.
- Revise Condition #4 to change the timing for compliance from "Prior to Site Plan Approval" by replacing the phrase "a subsequent Site Plan Approval application" with "the issuance of a Civic Space Permit". It is also noted that the "easement rights" referenced in the condition are now only required to install, construct, maintain, repair, and replace the Civic Space on Lot 2 and may be accomplished with a different legal mechanism or documentation than originally anticipated.
- Revise Condition #10 to change the timing for compliance from "Prior to Building Permit" by replacing "Upon approval of a subsequent Site Plan Approval for the Through Block Plaza Civic Space" with "Prior to the issuance of a Certificate of Occupancy for the building,".
- This letter also serves as an acknowledgement that, while originally anticipated by the Master Plan, the below-grade rights of Kensington Avenue are no longer necessary.

As required by SZO §15.2.4, I find that the proposed change;

- a). Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b). Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- c). Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

Please check additional outstanding conditions of the approval as the project proceeds to the next step in the process.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sarah Lewis", is centered below the word "Sincerely,".

Sarah Lewis, RA, LEED-AP, CNU-A
Director of Planning, Preservation, & Zoning

Cc: file
Darren Baird, Goulston Storrs
Anthony Galluccio



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

DEVELOPMENT REVIEW • PROPERTY OWNER AUTHORIZATION

Property Address: Kensington Avenue (north of Rt. 38) & 0 Middlesex Avenue		
Zoning District: ASMD	Ward: 1	MBL: Right-of-way & 87-C-1A
Applicant: 74M Property Owner, LLC c/o Greystar		
Address: 1 Federal St #1803, Boston, MA 02110		
Phone: 857.254.1328	Email: Gary Kerr <gary.kerr@greystar.com>	
Property Owner: City of Somerville		
Address: 93 Highland Avenue, Somerville, MA 02143		
Phone: (617) 625-6600	Email: mayor@somervillema.gov	
Agent:		
Phone:	Email:	

As the **Applicant**, I make the following representations:

1. I understand that an application for development review is not complete until all necessary information has been submitted and all fees have been paid
2. I understand that an incomplete application will not be reviewed, will not be publicly noticed, and will not be scheduled for a public hearing, as applicable.
3. I certify that the information supplied on and with this form is accurate to the best of my knowledge.
4. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.

Signature: _____

As the **Owner**, I make the following representations:

1. I certify that I am the owner of the property identified on this property owner authorization form.
2. I certify that the applicant named on this application form is authorized to apply for development review for the property identified and for the purposes indicated by the submitted documentation.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.
4. I permit City staff to conduct site visits on my property.
5. If the ownership of this property changes before the development review is completed, I will provide updated information and new copies of this form.

Signature: _____

Joseph A. Curtatore
Mayor



