



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

PLANNING DIVISION

**PLANNING BOARD MEMBERS**

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JAMES KIRYLO  
MICHAEL A. CAPUANO, ESQ.

**Case #: PB 2013-03**  
**Site: 84 & 90 Washington Street**  
**Date of Decision: April 4, 2013**  
**Decision: *Petition Approved with Conditions***  
**Date Filed with City Clerk: April 12, 2013**

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**PLANNING BOARD DECISION**

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<b>Site:</b>	84 & 90 Washington St (Cobble Hill Apartments)
<b>Applicant Name:</b>	Cobble Hill Apartment Company
<b>Applicant Address:</b>	150 Mount Vernon Street, Suite 520, Boston , MA 02125
<b>Property Owner Name:</b>	Cobble Hill Apartment Company
<b>Property Owner Address:</b>	150 Mount Vernon Street, Suite 520, Boston , MA 02125
<b>Agent Name:</b>	Richard G. Di Girolamo, Esq.
<b>Agent Address:</b>	424 Broadway, Somerville, MA 02145

Legal Notice: Applicant/Owner Cobble Hill Apartment Company seek a Site Plan Approval for a subdivision under SZO §5.4 to divide a 437,090 sf lot into two lots of 173,748 sf and 263,371 sf for a future development proposal for 159 residential units and approx 13,200 sf of commercial space.

<u>Zoning District/Ward:</u>	BB / 1
<u>Zoning Approval Sought:</u>	Site Plan Approval under SZO §5.4
<u>Date of Application:</u>	2/4/13
<u>Date(s) of Public Hearing:</u>	3/21/13 & 4/4/13
<u>Date of Decision:</u>	4/4/13
<u>Vote:</u>	4-0

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Appeal #PB 2013-03 was opened before the Planning Board at Somerville City Hall on March 21, 2013 and heard on April 4, 2013. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one (1) hearing(s) of deliberation, the Planning Board took a vote.



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**DESCRIPTION:**

The proposal is to subdivide the lot in two lots of 173,748 square feet and 263,371 square feet. The subdivision of land would allow for the redevelopment of the one-story commercial strip mall on the site as part of a future application before the Zoning Board of Appeals. The proposed redevelopment will include demolition of the existing one-story structure and construction a building with 159 residential units and approximately 13,217 square feet of commercial space on the ground floor. The existing senior housing complex on the 263,371 square foot lot would continue to operate as it does today.

**FINDINGS FOR SPECIAL PERMIT (SZO §5.4):**

In order to grant a site plan approval, the SPGA must make certain findings and determinations as outlined in §5.4.4 and 5.4.6 of the SZO. This section of the report goes through §5.4.4 and 5.4.6 in detail.

1. *The Planning Board “shall approve a submission in the form submitted or with reasonable conditions pertaining to the purpose of this Section 5.4 unless the Planning Board finds that:*

1. *The submission is incomplete;*
2. *The imposition of reasonable conditions would not ensure that the project would conform to the standards and criteria set forth in Section 5.4.6; and*
3. *The project does not comply with other specifically applicable requirements of this Ordinance.”*

The Applicant has provided a complete application, reasonable conditions can be placed on the proposal to ensure that the project conforms to the standards and criteria set forth in Section 5.4.6, and the project complies with applicable requirements of the Somerville Zoning Ordinance.

2. *The development complies with all standards set forth for the overlay district in which it is located.*

The subject property is not located within an overlay district.

3. *“The development shall be integrated into the existing terrain and surrounding landscape. Building sites shall, to the extent feasible: minimize use of wetlands, steep slopes, floodplains, hilltops; preserve natural or historic features; maximize open space retention; preserve scenic views from publicly accessible locations; minimize tree, vegetation and soil removal, blasting and grade changes; screen objectionable features from neighboring properties and roadways.”*

There are no wetlands, floodplains or hilltops located onsite. The site is relatively flat. There are several, approximately 30, large trees that would be lost to the redevelopment of the site; however, approximately the same number of trees would be incorporated into the new site layout. Future development will be evaluated to determine if the plan has sufficient screening of objectionable features from neighboring properties and roadway.

4. *“The development shall be served with adequate water supply and sewage disposal systems. For structures to be served by sewage disposal systems, the applicant shall document the status of Department of Environmental Management (DEM) and/or other sewage permits.”*

The Applicant is working with Department of Public Works and the DEM to ensure that adequate water supply and sewage disposal systems are satisfactory to these departments. The Applicants will have to outline how the sanitary sewer requirements meet the stormwater policy when the application for the structure is before the Board.

5. *“The development shall incorporate measures that are adequate to prevent pollution of surface and groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased rates*



*of runoff and minimize potential for flooding. Drainage shall be designed so that groundwater recharge is maximized, and at the project boundaries the runoff shall not be increased in amount or velocity.”*

The proposed stormwater management plan complies with the City’s stormwater policy. A stormwater management report was submitted with the application and it states that the increase in impervious coverage will be offset by providing adequate detention and recharge through a subsurface infiltration system to match or reduce runoff rates and volumes to existing conditions.

6. *“To the extent feasible, development shall minimize demands placed on municipal services and infrastructure.”*

The subdivision should not place any unforeseen demand on municipal services and infrastructure. However, any future development of either lot will be subject to all applicable requirements.

7. *“The development shall provide for safe vehicular and pedestrian movement within the site and to adjacent ways, including sidewalks, crosswalks and the like.”*

The proposed development of the site provides safe vehicular and pedestrian movement within the site and to neighboring streets. The proposal includes moving a curb cut to a location that creates a private street between the two subject sites. This new street provides vehicular and pedestrian access through the site, which is a benefit since the lot is currently approximately 1130 feet or almost a quarter of a mile long.

8. *“Building design and landscaping shall be in harmony with the prevailing character and scale of buildings in the neighborhood through the use of appropriate building materials, screening, and other architectural techniques.”*

The proposed building will require variances and a Special Permit with Site Plan Review to be constructed and the character, scale building materials, screening and other architectural techniques will be evaluated at that time.

9. *“Electric, telephone, cable TV and other such utilities shall be underground except where this cannot be accomplished because it is physically or environmentally infeasible, in which case such utilities shall be screened.”*

Any future development of either lot will be subject to all applicable requirements and will be conditions to have underground electric, telephone, cable TV and other such utilities.

10. *“Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be set back and/or screened to protect neighbors from objectionable features.”*

The proposed building will require variances and a Special Permit with Site Plan Review to be constructed and if there is utility space that is deemed to be unsightly it will be evaluated at that time.

11. *“To the extent feasible, proposed projects shall be designed in such a way as to minimize shadows on neighboring properties.”*

Assessment of the shadow impact of the proposed building will be evaluated during the Special Permit with Site Plan Review and Variance process.

12. *“There shall be no unreasonable glare onto public roads and other public ways into the night sky, or onto neighboring properties from lighting or reflection.”*



Assessment of the glare onto public roads and other public ways into the night sky or neighboring properties from the proposed building or site will be evaluated during the Special Permit with Site Plan Review and Variance process.

13. “The site plan shall comply with all zoning requirements.”

No new zoning violations related to lot size, density, ground coverage, landscaped area, floor area ratio, setbacks, and frontage would be created by the proposed subdivision for either site. The proposed building would necessitate height and parking variances; however, the relief is not required because of the land area that will be created by the subdivision. The sites will be 3.9 and 6.0 acres, which are large for Somerville, and have extensive frontages which allows for substantial development. The proposed structure and uses conform to the early results of the neighborhood plan to have large-scale developments in this area and a street connection through the site. After subdivision, the existing structures continue to conform to the requirements for floor area ratio, ground coverage, landscaped area, and parking.

### **DECISION:**

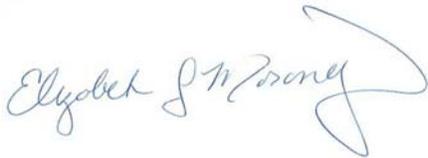
Present and sitting were Members Kevin Prior, Elizabeth Moroney, Joseph Favaloro and Michael Capuano. Upon making the above findings, Kevin Prior made a motion to approve the request for a Site Plan Approval. Elizabeth Moroney seconded the motion. Wherefore the Planning Board voted (4-0) to **APPROVE** the request. The approval is based upon the Subdivision “Cobble Hill Apartments” Plan prepared by R.E. Cameron & Associates, Inc. dated January 31, 2013. The Applicant shall submit to the City of Somerville Assessing Department and Office of Strategic Planning and Community Development the certified copies of the recorded/registered documents.



Attest, by the Planning Board:



Kevin Prior, Chairman



Elizabeth Moroney



Joseph Favaloro



Michael A. Capuano, Esq.

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. 3.2.10.

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 \_\_\_\_\_

