



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

DESIGN REVIEW COMMITTEE

STAFF PRESENT

LORI MASSA, *SENIOR PLANNER*

MEMBERS PRESENT

DEBORAH FENNICK

JAMES KIRYLO

PETER WIEDERSPAHN

RECOMMENDATIONS and MINUTES

The City of Somerville Design Review Committee held a public meeting on **Thursday, Dec 9, 2010, 6:30 p.m.** at the City Hall Annex, 50 Evergreen St, Somerville, MA.

The purpose of the meeting was to review and make recommendations on the following proposals:

56-61 Clyde St: (Case #PB 2010-21) Applicant KSS Realty and owner Master Clyde St Acquisition Realty Trust seek a revision to an approved Special Permit with Site Plan Review to modify the site design of an approved PUD development for 199 residential units, based upon enhancement of design, constructability, compliance with MAAB requirements and MBTA and MassDot requirements. The amended plan adjusts site grading and landscaping, reduces overall building height, modifies windows, changes building elevations, reduces total square footage, reduces total floor-area-ratio, reduces total lot coverage, reduces the number of parking garage entries, increases the number of parking spaces and changes the total number of bedrooms, but does not change the total unit count. RB Zone. PUD-B overlay. Ward 5.

The DRC is strongly in favor of the project and found that the design of the buildings has improved significantly. One specific example is where habitable space in Building A replaces a blank wall where structured parking was previously located. The Committee discussed how they would prefer a non-brick façade for Building A but understood others' preference for it. They recommended that the false roof on B and E be reconsidered. They felt that as designed, it is inconsistent with the desire for a historic reference to the low-slope roof pitch that had been characteristic of the site in the past. The DRC would prefer an enhanced cornice with an overhang that would have the same effect of a sloped roof; however, they would not want to prevent the project from moving forward if changing the roof would cause a conflict with SHPC's Memorandum of Agreement. The Committee also suggested working with the landscaping or grading to make Building C more pedestrian friendly along Warwick Street.

Since the DRC meeting, the roofline of Buildings B and E have been redesigned and Building C has been altered to allow for stoops from some of the units to access Warwick Street.



Other Business

Peter Wiederspahn, Chair of the Committee, will be out of the country on sabbatical starting before the next meeting. The Committee voted to elect Matthew Rice as the Chair while Peter is away. Matthew was in attendance; however, he did not make recommendations on the case discussed at the meeting because he is an abutter to the project.

