



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

DESIGN REVIEW COMMITTEE

STAFF PRESENT

CHRIS DIORIO, *PLANNER/ZONING ADMINISTRATOR*

LORI MASSA, *PLANNER/ZONING ADMINISTRATOR*

KRISTI CHASE, *HISTORIC PRESERVATION PLANNER*

MEMBERS PRESENT

DEBORAH FENNICK

CHERYLYN RUANE

FRANK VALDES

RECOMMENDATIONS and MINUTES

The City of Somerville Design Review Committee held a public meeting on **Thursday, July 23, 2009, 6:30 p.m.** in City Hall, 3rd floor conference room, 93 Highland Ave, Somerville, MA.

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

100 Fellsway West (ZBA #2009-03): Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.

This was the second time that the Design Review Committee reviewed the project. The Agent's Architects explained the changes since the last meeting. He incorporated elements of the previous two schemes – the mill building and the gambrel roof design. There are juliette balconies on the first floor and additional windows in the middle portions of the building.

The DRC made the following comments and recommendations (underlined):

- The DRC preferred the latest scheme to the ones presented at the last meeting.
 - They liked the juliette balconies because they engage the street and distinguish the business uses on the first floor. Planters should be added under the balconies.
 - They also appreciated the addition of three windows in the middle of the building because they help to reduce the massing. (The Architect explained that the windows in the right-hand column would not be functional and would be blacked out.)
- A copper roof in place of the red metal roof would be preferable.
- They discussed the lattice underneath the entrance roof. They would like to see windows next to the doors at the main entrance.
- Ensure that the lights in the lighting plan are not located behind trees.



- In Phase 2 the drop-off location looks like a parallel parking space.
- Handicapped parking spaces may need to be shifted around due to egress stairs in the rear and proximity to the main entrance.
- In Phase 2 the Applicants may be able to apply for shared parking between the commercial and residential uses so that the high number of parking spaces on the site could be replaced with landscaping and a functional outdoor space.

