



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

GEORGE J. PROAKIS  
EXECUTIVE DIRECTOR

*PLANNING DIVISION*

March 14, 2019  
ZBA 2018-129/R1-219

Revision to SPSR – Building 1 only

**Staff recommendation:** Conditional approval

**Applicant Name:** Cedar Murdock Partners, LLC Applicant  
**Address:** 6 Spice Street, Suite 10, Charlestown, MA 02129  
**Property Owner Name:** The Marchionne Realty Trust Property  
**Owner Address:** 506 Main Street, Medford, MA 02155  
**Agent Name:** Adam Dash, Esq.  
**Agent Address:** 48 Grove Street, Suite 304, Somerville, MA 02144

Applicant Cedar Murdock Partners, LLC and agent Adam Dash seek a revision to the original SPSR granted February 1, 2017 due to the ground floor constructed higher above grade than the approved plan set showed.

During the initial phases of construction the development site was found to have a higher than expected water table which is not an atypical condition in many parts of the city. Condition #4 of the original approval states,

*“The proposed basement finished floor elevation shall not be less than is 1 foot above the Seasonal High Ground Water elevation. The seasonal high ground water elevation shall be determined by a Massachusetts certified soil evaluator and stated on a signed soil test pit log.”*

As a result of this condition the foundations for all buildings on this site have had their out-of-ground heights increased to varying degrees. Buildings 2-5 are raised to lesser amounts and are not visible from the street. Building one, however, is not. The condition cannot be solved via re grading due to Building 1's proximity to the driveway for the project, the left lot line, and the sidewalk.



To disguise the visibility of the taller basement wall the applicant has proposed a, the attached solution showing a raised dooryard with enhanced landscaping. Staff is supportive of this proposal as it will enhance the street view of the property and help to obscure the extra foundation.

As the ground water and basements heights are becoming a re-occurring issue the language of the future condition will be reviewed with Engineering to ensure this problem is addressed. Staff is working with ISD to institute zoning site visits after foundation pours to ensure compliance with ZBA approved plans.

**Staff recommends the following conditions to this revision:**

#1	Attached drawing set dated Feb 19 <sup>th</sup> 2019	BP/CO	PLNG/ISD
#2	All previous conditions remain	BP/CO	PLNG/ISD
#3	Final materials for curbing and any installed hardscape shall be reviewed and approved by staff prior to installation	BP/CO	PLNG/ISD
#4	A more developed final landscape design shall be presented to city staff for review and approval before the installation of plantings.	BP/CO	PLNG/ISD
#5	A maintenance program for the dooryard should be part of the condo documents to ensure planting survival and flourishing.	BP/CO	PLNG/ISD