



City of Somerville

# PLANNING & ZONING DIVISION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**TO:** Planning Board  
**FROM:** Planning & Zoning Staff  
**DATE:** March 11, 2021  
**RE:** 872 Broadway First Neighborhood Meeting Minutes

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This memo summarizes the first neighborhood meeting for Site Plan Approval that is required by the Somerville Zoning Ordinance.

Meeting Date: March 9, 2021

Meeting Start Time: 6pm

Meeting Location: via Zoom

Attendees from the Applicant Team: Richard Di Girolamo (Attorney), Elan Sasson (Owner), Phil Sima (Balance Architects), Sharon Saalfield (Court Reporter)

Attendees from the City: Charlotte Leis (Planner)

## ADDITIONAL INFORMATION

In addition to minutes, the Director of Planning & Zoning shall keep a public record of the neighborhood meeting that includes, but may not be limited to:

- Copies of all materials provided by the applicant at the meeting
- A list of those persons and organizations contacted about the meeting and the manner and date of contact
- A roster or signature sheet of attendees at the meeting

## ATTENDEES

Doug Orleans  
Jeremy  
Justine Jordan

Linda  
Meredith Porter  
Paul Marra

Philip Higonnet  
Kathy Mahoney  
Amanda Sidua

## MINUTES

Elan Sasson gave a brief introduction to the project. Richard Di Girolamo said the existing building had been to the Historic Preservation Commission and was deemed not significant. The proposal is for a 3 story building with ground story commercial and 12 units (likely rental) above. The residential units are fairly small and will likely target university students.

Phil Sima gave a presentation which included an overview of the surrounding context and of the building's proposed massing. Residential and commercial space will have distinct entrances on Broadway. Residential units facing Broadway will have small balconies (rear units will not due to setback requirements). The building will have a shared roof deck and a large rear patio for commercial or residential use. Trash and recycling will be fenced in rear yard; mechanicals and long-term bicycle parking will be in basement.

Charlotte Leis gave an overview of next steps for this project: next is a meeting with the Urban Design Commission, then another meeting with the neighborhood, then a public hearing with the Planning Board. The applicant team then asked if there were any questions or comments.

**The following comments/concerns were brought up by attendees of the meeting:**

**Parking**

- Some individuals expressed concern about residents parking on the street since no on-site parking is provided; the Applicant clarified that residents will not be eligible for Residential Parking Passes per the Ordinance and that the target demographic (students) is not expected to own cars.

**Building Design**

- An individual expressed concern that the building may not be set back far enough to comply with the Ordinance's 12' sidewalk requirement; the Applicant said they would confirm compliance.

**Construction Timing**

- An individual asked about timing of construction and commercial tenant selection; the Applicant said zoning approval is anticipated to be approx. 5 months, and construction will take approx. 14 months after that. Will look for commercial tenant later on in process.

**Meeting Advertisement**

- Some individuals asked about how they can find out about future Neighborhood Meetings. Ms. Leis said that the Ordinance has requirements for advertising neighborhood meetings that must be followed. Neighborhood Meeting timings are coordinated by Ward Councilors and Applicants, so either would have information to share.

The meeting ended at 6:45pm.



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**TO:** Planning Board  
**FROM:** Planning & Zoning Staff  
**DATE:** April 12, 2021  
**RE:** 872 Broadway Second Neighborhood Meeting Minutes

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This memo summarizes the first neighborhood meeting for Site Plan Approval that is required by the Somerville Zoning Ordinance.

Meeting Date: April 12, 2021

Meeting Start Time: 6pm

Meeting Location: via Zoom

Attendees from the Applicant Team: Richard Di Girolamo (Attorney), Elan Sassoon (Owner), Phil Sima (Balance Architects)

Attendees from the City: Charlotte Leis (Planner)

## ADDITIONAL INFORMATION

In addition to minutes, the Director of Planning & Zoning shall keep a public record of the neighborhood meeting that includes, but may not be limited to:

- Copies of all materials provided by the applicant at the meeting
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## ATTENDEES

Barbara Marshall  
Amanda Siuda  
Arah Schuur

Peter Marshall  
Paul Marra  
Eric Krupka

Councilor Lance Davis

## MINUTES

Councilor Davis welcomed attendees and the Applicant team gave a brief overview of the proposal, including changes made since the meeting with the UDC.

**The following comments/concerns were brought up by attendees of the meeting:**

Building Design

- Discussion about setback requirements and compliance with those requirements.

- Question about how the rear portion of the property will appear including building design, treatment of trash, and design of the seating area.

#### Sustainability

- Building will be Net Zero Ready. Plan to have gas for hot water and restaurant, but otherwise will be electric.

#### Residential Use

- Question about size and expected tenancy/price of each unit. Units are all studios around 400-500sf and will be rented for similar amounts as comparable units in the area. Two units will be ADUs.

#### Bicycle Parking

- Bicycle parking in basement will meet zoning design requirements.
- Will have short-term bicycle parking but have not determined details.