



Joseph A. Curtatone  
Mayor

George J. Proakis  
OSPCD Executive Director

# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

**TO:** Planning Board  
**FROM:** Planning & Zoning Division  
**DATE:** 29 September 2020  
**RE:** CZC #20-000059, 152-158 Broadway  
Neighborhood Meeting Minutes

This memo summarizes the neighborhood meeting for 152-158 Broadway, that is required by the Somerville Zoning Ordinance.

**Meeting Date:** 29 July 2020

**Meeting Time:** 6pm

**Meeting Location:** virtually via the Zoom meeting platform

**Attendees from the Applicant Team:**

Pat Buonopane, CMD, Project Owner, Rich DiGirolamo, Legal Counsel to CMD, Matthew Littell, Utile Architecture & Planning, Michael LeBlanc, Utile Architecture & Planning, Petra Jarolimova, Utile Architecture & Planning, Yuting Zhang, Utile Architecture & Planning, Michael D'Angelo, Landscape Architect,

## 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

The aforementioned are an appendices to this report. Additional information includes:

93 Highland Avenue  
Somerville, MA 02143  
(617-625-6600 ext.2500  
TTY: (617) 666-0001  
www.somervillema.gov  
www.somervillezoning.com

## MINUTES

Project architect Michael LeBlanc welcomed the attendees and gave an introduction to the project and team, presenting progress on the steps of the process and updates to the project, recapping the comments from the previous neighborhood meeting and Urban Design Commission.

On comments raised in the previous neighborhood meeting for the pick up and drop off area, Mr LeBlanc explained that Mobility staff preferred to establish a new pickup drop off area for deliveries and ride share at the end of Rush Street, providing a space close to the front of the building which would provide for the least conflict between bike lanes and traffic on local streets.

On comments relating to the number and details of the dwelling units, Mr LeBlanc noted the community concern that the building include units with more bedrooms to provide a mix of options and presented the team's intent to provide three (3) one-bedroom units, and two (2) three-bedroom units, with the three-bedroom units becoming part of the affordable unit inventory. He went on to discuss the details of the smaller units, noting that the project team felt that they would be well appointed and attractive to both young professionals and older individuals.

Landscape architect Michael D'Angelo presented the project's green space and streetscape, noting the team's intent to maintain the continuity and character of new work performed by the city in the area, and the new plantings at the rear of the site to provide shielding to abutting properties.

BI, a Rush Street neighbor, raised the issue of a fence at the rear of the property to prevent people from walking through the site into other properties. Michael D'Angelo noted that a six-foot privacy fence was proposed from one edge of the building to the other, along with tall plantings to help provide privacy for neighboring properties.

Rush Street Neighbor BI went on to ask about the proposed height of the building, relative to existing projects on the street, and to raise the issue of trash, noting that the neighborhood had a significant rodent problem.

Project architect Michael LeBlanc discussed the height of the proposed new building in comparison to neighboring structures and the height allowed by the Somerville Zoning Ordinance, and indicated that the project would have a climate controlled interior room for trash and recycling.

Project attorney Rich DiGirolamo added that the project would provide for private pickup

Rush Street Neighbor BI noted concerns about parking, given the current congested state of the neighborhood.

Project architect Michael LeBlanc discussed the team's expectations that residents in the building would come to this location for its access to transit and local amenities as well as the project's bicycle amenities and would not select this location as a residence if they required motor vehicle parking.

Project attorney Rich DiGirolamo added that special permits for parking relief typically contain conditions that prevent a resident from obtaining a city parking permit. Attorney DiGirolamo also noted that the Somerville Zoning Ordinance permits projects within a transit area to provide zero parking, and that this property was directly adjacent to a transit area walkshed, so the project team was willing to take on the risk of marketing a building providing no parking on site.

PI, a Rush Street neighbor, again raised the concern of rodents and added their concerns about the volume of construction noise and congestion from construction vehicles.

Attorney DiGirolamo noted that the team expected a spike in rodent activity during demolition and the earliest stages of construction, and discussed the steps the team would take during the demolition and construction process to mitigate rodents on the site.

CC, a Rush Street neighbor, asked whether the conditions on parking special permits would prevent building residents from obtaining both resident and visitor parking permits, and also asked for clarification on how trash and recycling collection would be handled so as to avoid barrels on the street.

Attorney DiGirolamo explained that it was the team's expectation that conditions on the special permit for parking relief would prevent the issuance of both resident and visitor parking permits, and noted that a private contractor would retrieve building refuse as the building would not be eligible for city trash pickup.

Ward planner Rebecca Lyn Cooper provided confirmation that the project would not be eligible for either resident or visitor parking permits and discussed further steps for the process.

Owner Pat Buonopane noted that the team was hoping to complete construction by the fall of 2022, and indicated that he would reach out to all abutters to provide his contact information in the event that they had a concern with the project.