



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**DRC MEMBERS**

DEBORAH FENNICK, *CHAIR*  
FRANK VALDES, *VICE CHAIR*  
SARAH RADDING  
JORDAN SMITH

**DESIGN REVIEW COMMITTEE MINUTES**

The City of Somerville Design Review Committee held a public meeting on **Thursday, December 20, 2018, at 6:30 p.m.** in the **3<sup>rd</sup> Floor Conference Room of City Hall, 93 Highland Avenue, Somerville, MA.**

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

1. **Approval of Minutes from the September 27, 2018 meeting**
  - a. Jordan Smith made a motion to approve the minutes as presented. Frank Valdes seconded the motion. The DRC voted unanimously 4-0 to approve the motion.
2. **Approval of Minutes from the October 25, 2018 meeting**
  - a. Jordan Smith made a motion to approve the minutes as presented with changes made per the discussion. Frank Valdes seconded the motion. The DRC voted unanimously 4-0 to approve the motion.
3. **Approval of Minutes from the November 15, 2018 meeting**
  - a. Jordan Smith made a motion to approve the minutes as presented with changes made per the discussion. Frank Valdes seconded the motion. The DRC voted unanimously 4-0 to approve the motion.
4. **56 Roland Street (hotel):**
  - i. **Project Description:** Applicant, CPC-T Innerbelt, LLC, and Owners, Paradigm Direct Roland, LLC and the Somerville City Club, are seeking design review for a proposed seven-story mixed use residential building and attached parking garage. The proposal will require zoning relief from the Zoning Board of Appeals.
  - ii. **Project Team:** Jack Englert and Ben Zimmerman, Criterion Partners Development, along with their supporting professionals
  - iii. **Project Highlights by the Project Team:**
    1. The project team provided an overview of the updates to the plans that included a revised ground floor plan to increase transparency and connectivity and improvements to the façade at the street level to enhance the pedestrian experience.

2. EIFS has been removed from the project and replaced with vertically oriented corrugated metal and metal shingles.

b. **DRC Comments:**

1. The DRC supports the material palette changes. The industrial materials are contextual for this neighborhood. The relationship between the buildings works well and the buildings are comfortably situated within the context.
2. The treatment on Washington Street is a significant improvement. The arcade element helps the two parts of the building come together.

5. **0 & 20 Inner Belt Road and 56 Roland Street (residential building):**

- i. **Project Description:** Applicant, CPC-T Innerbelt, LLC, and Owners, Paradigm Direct Roland, LLC and the Somerville City Club, are seeking design review for a proposed seven-story mixed use residential building and attached parking garage. The proposal will require zoning relief from the Zoning Board of Appeals.
- ii. **Project Team:** Jack Englert and Ben Zimmerman, Criterion Partners Development, along with their supporting professionals
- iii. **Project Highlights by the Project Team:**
  1. The revised plan enlivens the City Club elevation by creating a two-story expression to give it a larger presence along Inner Belt Road.
  2. The proposed primary siding material is Artisan Square Channel 9" exposure cementitious siding. Other materials include composite metal panel and storefront, tradition cementitious lap siding, and artisan ship lap wood siding.

b. **DRC Comments:**

1. The DRC inquired about the proposed materials for the parking garage. Applicant is proposing concrete on all sides. Applicant should consider that other buildings might face it in the future. Prior to the issuance of a building permit the Applicant shall present more information on the materiality of the garage.
2. The DRC had a concern about the amount of intake/exhaust vents that are going to be needed for the building. Applicant is proposing venting through the sides of the building into the courtyard and will disguise white vents within the white bands of the building. Prior to the issuance of a building permit the Applicant shall present more information on the location/details of the vents and how they interact with the façade materials.

**Other Business**

There was no other business discussed

*NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Committee serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Committee meetings that are available upon request.*