



PLANNING BOARD

1st Floor, 93 Highland Avenue, Somerville MA 02143

2021 MAY 11 P 5:39

DECISION

CITY CLERK'S OFFICE
SOMERVILLE, MA

CASE NUMBER: CZC21-0019
PROPERTY ADDRESS: 26 Chestnut St. and 28 Fitchburg St.
OWNER: Brickbottom I QOZB LP
OWNER ADDRESS: 610 West 26th Street, Suite 910, New York, NY 10001
DECISION: Approved with Conditions (SPA)
DECISION DATE: May 11, 2021

Pursuant to the Somerville Planning Board's Rules of Procedure & Policy, land platting involving only a lot split, lot merger, or lot line adjustment as defined by the Somerville Zoning Ordinance, requires only minor Site Plan Approval, with the Director of Planning & Zoning serving as the decision-making authority in-lieu of the Planning Board.

This decision summarizes the findings made by the Director of Planning & Zoning regarding the lot consolidation plan submitted for 26 Chestnut St and 28 Fitchburg.

SUMMARY OF PROPOSAL

Brickbottom I QOZB LP proposes a lot line adjustment between lot MBL 112-A-10 and MBL 112-A-13 and a lot merger for the various parcels of MBL 112-A-12 into one contiguous lot to establish three (3) total lots.

RECORD OF PRECEDINGS

On May 11, 2021, the Director of Planning & Zoning reviewed the submitted application materials.

FINDINGS

In accordance with the Somerville Zoning Ordinance and the Planning Board's Rules of Procedure and Policies for minor site plan approvals, the Director of Planning & Zoning may approve or deny a site plan approval upon making findings considering, at least, each of the following:

1. The comprehensive plan and existing policy plans and standards established by the City.

The Director finds that the proposed plan of land supports the objectives of SomerVision, the comprehensive Master Plan of the City of Somerville including, but not limited to, transforming key opportunity areas, such as [] Brickbottom [] into dynamic, mixed-use and transit-oriented districts that serve as economic engines to compliment the neighborhoods of Somerville.

2. The intent of the zoning district where the property is located.

The Director finds that the proposed plan of land is consistent with the intent of the Commercial Industry district including to maintain industrial and commercial activities that provide employment opportunities and business-t to business commerce and to maintain already existing areas appropriate for moderate- and large-scale, low-rise and mid-rise buildings and community- and region-serving commercial uses that do not readily assimilate into other zoning districts.

3. Mitigation proposed to alleviate any impacts attributable to the proposed development.

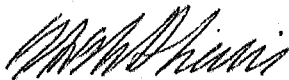
The Director finds that the proposed plan of land does not cause any impacts deserving of mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning & Zoning **APPROVED** the Site Plan Approval authorizing the proposed plan of land, subject to the following conditions:

Prior to Construction Permitting:

1. This Decision and endorsed plan of land must be recorded with the Middlesex South Registry of Deeds.
2. A copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must submitted to the Planning & Zoning Division for the public record.



Sarah Lewis, Director of Planning & Zoning
Office of Strategic Planning & Community Development

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5 Appeals.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

FOR SITE PLAN APPROVAL(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____