



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

CASE NUMBER: DRA2020-0039
OWNER: Christos Poutahidis Mgmt LLC, 147 Willow Ave, Somerville, MA 02144
PROPERTY **378 Highland Ave**

DECISION DATE: July 24, 2020
DECISION FILING: July 24, 2020

REQUIRED PERMITS: **MINOR SITE PLAN APPROVAL**
DECISION: **APPROVED WITH CONDITIONS**

Pursuant the Somerville Planning Board's Rules of Procedure & Policy, commercial signs and any modification to the ground story façade of a building, including building components, 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 development review application submitted for 378 Highland Ave. The application was deemed complete on April 3, 2020. On July 24, 2020 the Director of Planning & Zoning approved the storefronts and signage. This decision was filed with the City Clerk on July 24, 2020.

SUMMARY OF PROPOSAL

NE Harvest Corp proposes to modify a portion of the ground story façade of 378 Highland Avenue, including (2) storefronts and a one (1) wall sign, for a cannabis retail use.

RECORD OF PROCEEDINGS

On July 24, 2020, the Director of Planning & Zoning reviewed the development review application. Following consideration of the statutory requirements to approve or deny a minor site plan approval, the Director of Planning & Zoning approved the minor site plan.

Findings:

- The proposal is consistent with the comprehensive plan of the City, including the goal to "Facilitate thoughtfully-designed, pedestrian-oriented mixed-use development and re-use opportunities in commercial corridors, squares and around transit stations that are sensitive to neighborhood context, and serve existing and future residents and businesses." The location includes two storefronts that allow for the visual engagement of pedestrians through the use of art or other regularly changing display items.

- The proposal is consistent with the intent of the Mid-Rise 3 (MR3) zoning district which is “to create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving commercial uses.”
- The Planning Board voted on June 11, 2020 to approve with conditions a Cannabis Retail Use Special Permit for 378 Highland Ave. The Planning Board included in their approval of the use special permit a condition limiting construction hours, but that condition is more appropriate for site plan approval and is included in this decision.
- The proposal includes two (2) storefronts, each of which comply with all applicable dimensions and standards for storefronts in the MR3 district.
- The proposal includes one (1) wall sign which complies with all applicable dimensions and standards for wall signs.

CONDITIONS

Following review of the submitted application materials and the above findings, the Director of Planning & Zoning **APPROVES** the Site Plan Approval on behalf of the Planning Board, subject to the following conditions:

Perpetual

1. Approval is for the modification of the ground story façade as represented in plans dated July 8, 2020. Construction documents must be substantially equivalent to the approved plans. Any change to the modifications represented in the approved plans are subject to Section 15.2.4 Plan Revision of the Somerville Zoning Ordinance.

During Construction

2. Construction activities may not begin prior to 7:30am and must be complete by 5pm Monday through Friday. No construction activity is permitted on weekends or holidays.

Prior to Certificate of Occupancy

3. The Applicant shall contact ISD’s Zoning Review Planner at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.

Attest, by the Director of Planning & Zoning:



Copies of this decision are filed in the Somerville City Clerk’s office.
Copies of all plans referred to in this decision and a detailed record of the Planning Board’s proceedings are filed with the Planning & Zoning Division.

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. 15.5.3.

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.

Signed _____ City Clerk Date _____

PROJECT NAME
**North East
 Select Harvest**

PROJECT ADDRESS
 378 Highland Ave.
 Somerville, MA

CLIENT
**NORTH EAST
 SELECT HARVEST**



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX:
 617-591-2086

CONSULTANTS:



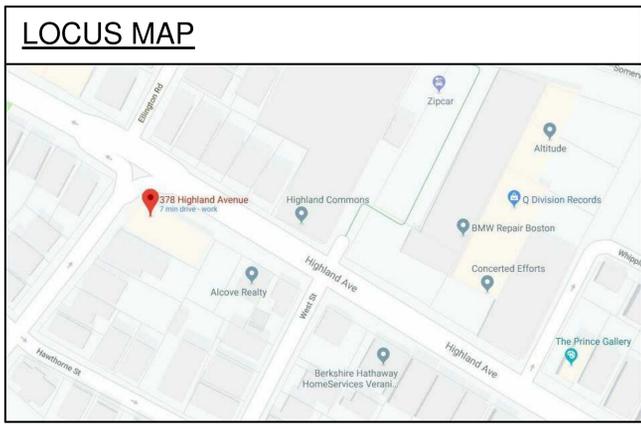
378 HIGHLAND AVENUE DISPENSARY
**02-12-2020 CITY OF SOMERVILLE
 SUBMISSION**

Architectural Drawing List			
DISCIPLINE	Sheet Number	Sheet Name	Sheet Issue Date
ARCHITECTURAL	A-000	Cover Sheet	02/12/20
ARCHITECTURAL	A-100	Proposed Dispensary	02/12/20
ARCHITECTURAL	A-101	Exterior Rendering	02/12/20
ARCHITECTURAL	A-T	Transportation Access Plan	02/12/20

CLIENT
NORTH EAST SELECT HARVEST

ARCHITECT
KHALSA DESIGN INC.
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143
 T:(617)-591-8682

CIVIL
DESIGN CONSULTANTS, INC.
 120 MIDDLESEX AVE. SUITE 20
 SOMERVILLE, MA 02145
 T:(617)-776-3350



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 OF PROSECUTION UNDER LAW



Project number	-
Date	11-19-2019
Drawn by	WC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Cover Sheet
A-000
 North East Select Harvest

PROJECT NAME
North East Select Harvest

PROJECT ADDRESS
 378 Highland Ave.
 Somerville, MA

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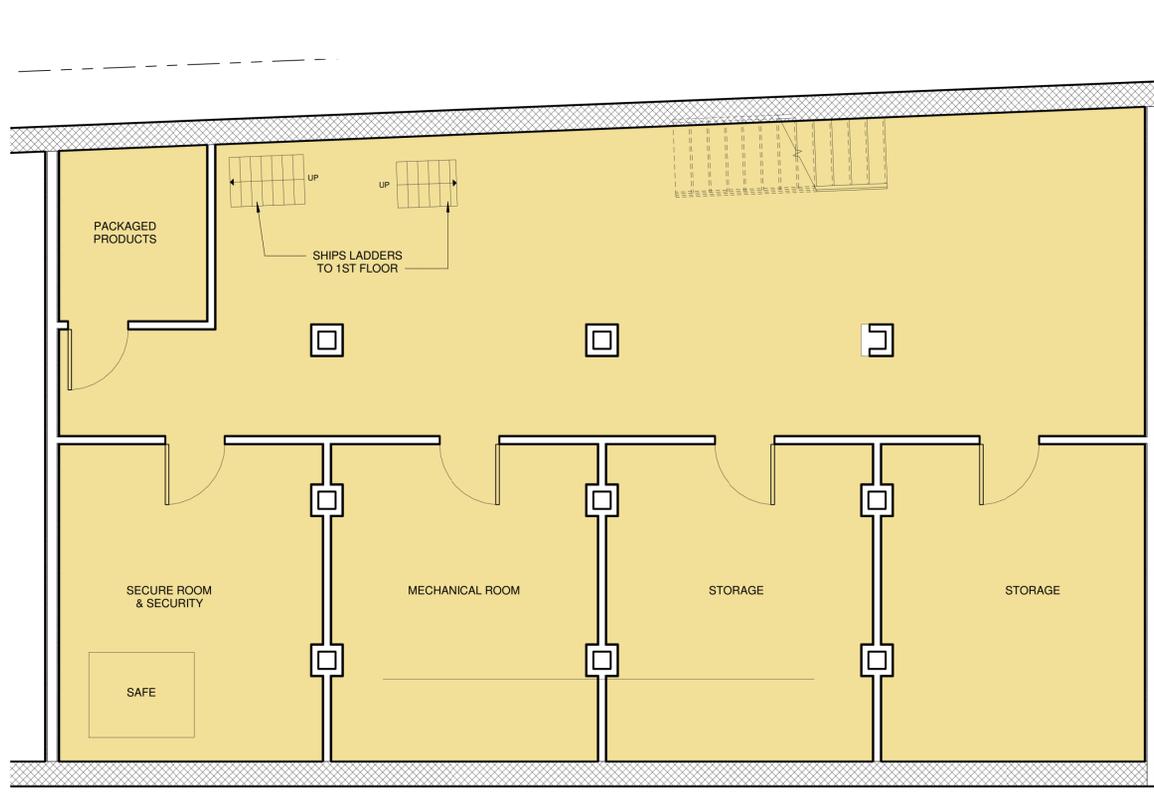
Project number -
 Date 11-19-2019
 Drawn by WC
 Checked by JSK
 Scale 1/4" = 1'-0"

REVISIONS

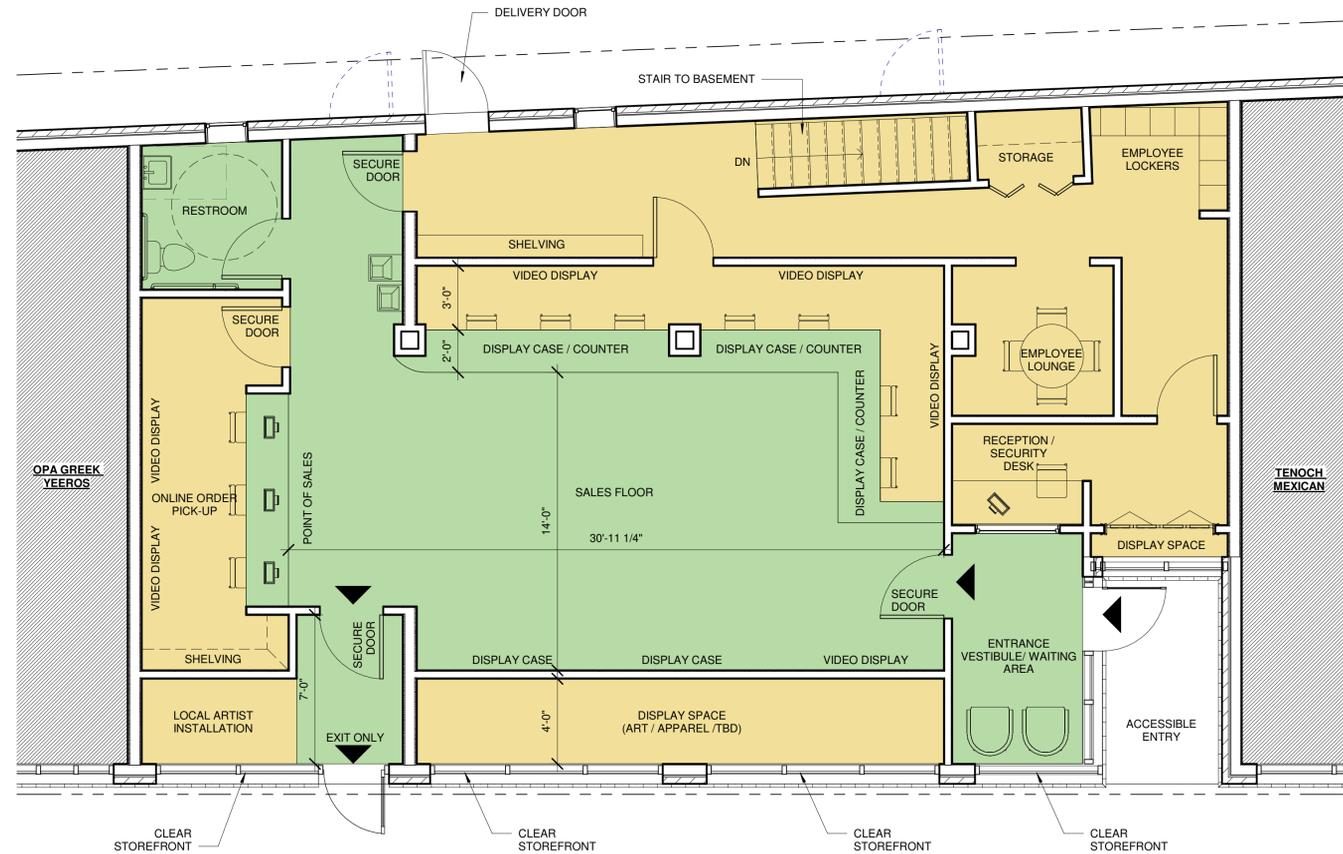
No.	Description	Date

Proposed Dispensary

A-100
 North East Select Harvest



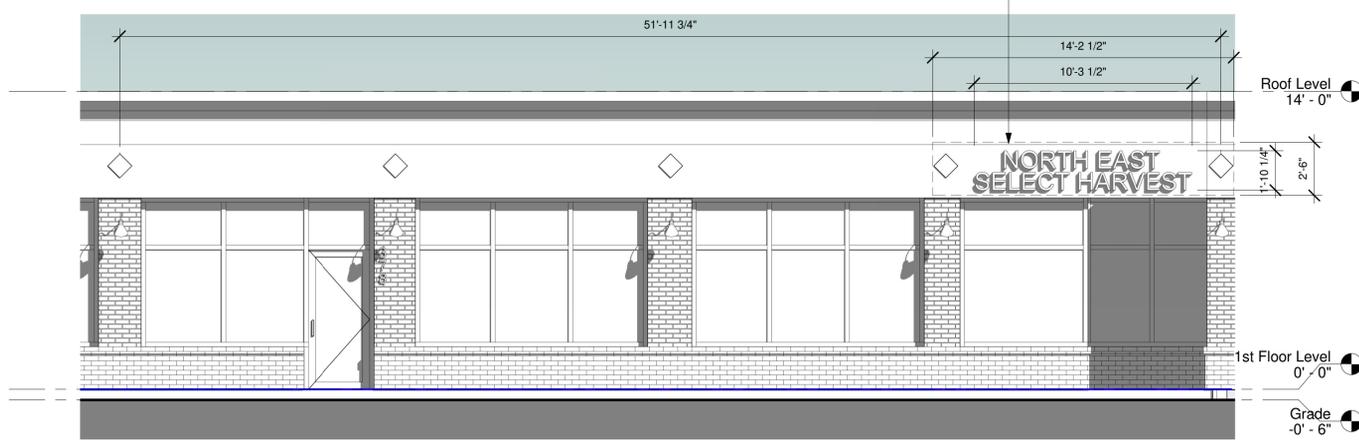
③ Basement Floor Level
 1/4" = 1'-0"



① 1st Floor Level
 1/4" = 1'-0"

HIGHLAND AVENUE

PROPOSED WALL SIGN:



② Elevation 1 - d
 1/4" = 1'-0"

LEGEND



1ST FLOOR SF = 1,542 sf
 BASEMENT SF = 1,524 sf
 NORTH EAST SELECT HARVEST SF = 3,066 SF

PERMITTED SIZES:		PROVIDED:
Area (max)	40 SQ FT.	20.8 SQ FT
Height (min/max)	1ft / 4 ft	+/- 22" TALL
Width (max)	90% of Facade width	10'-3" (35%)
LETTERING:		
Width (max)	75% of Sign width	73%
Height (max)	75% of Sign height	73%
Projection from Facade (max)	6"	6" projection from Facade
Raceway Height (max)		N/A
LOCATION:		
Number of Signs	1 per Tenant	1 Proposed Sign



**PROPOSED EXTERIOR RENDERING
NORTH EAST SELECT HARVEST**

PROJECT NAME

**North East
Select Harvest**

PROJECT ADDRESS

378 Highland Ave.
Somerville, MA

CLIENT

**NORTH EAST
SELECT HARVEST**

ARCHITECT



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REGISTRATION



Project number -
Date 11-19-2019
Drawn by AB
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Exterior Rendering

A-101

North East Select Harvest

PROJECT NAME
North East Select Harvest

PROJECT ADDRESS
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 Somerville, MA

CLIENT
NORTH EAST SELECT HARVEST



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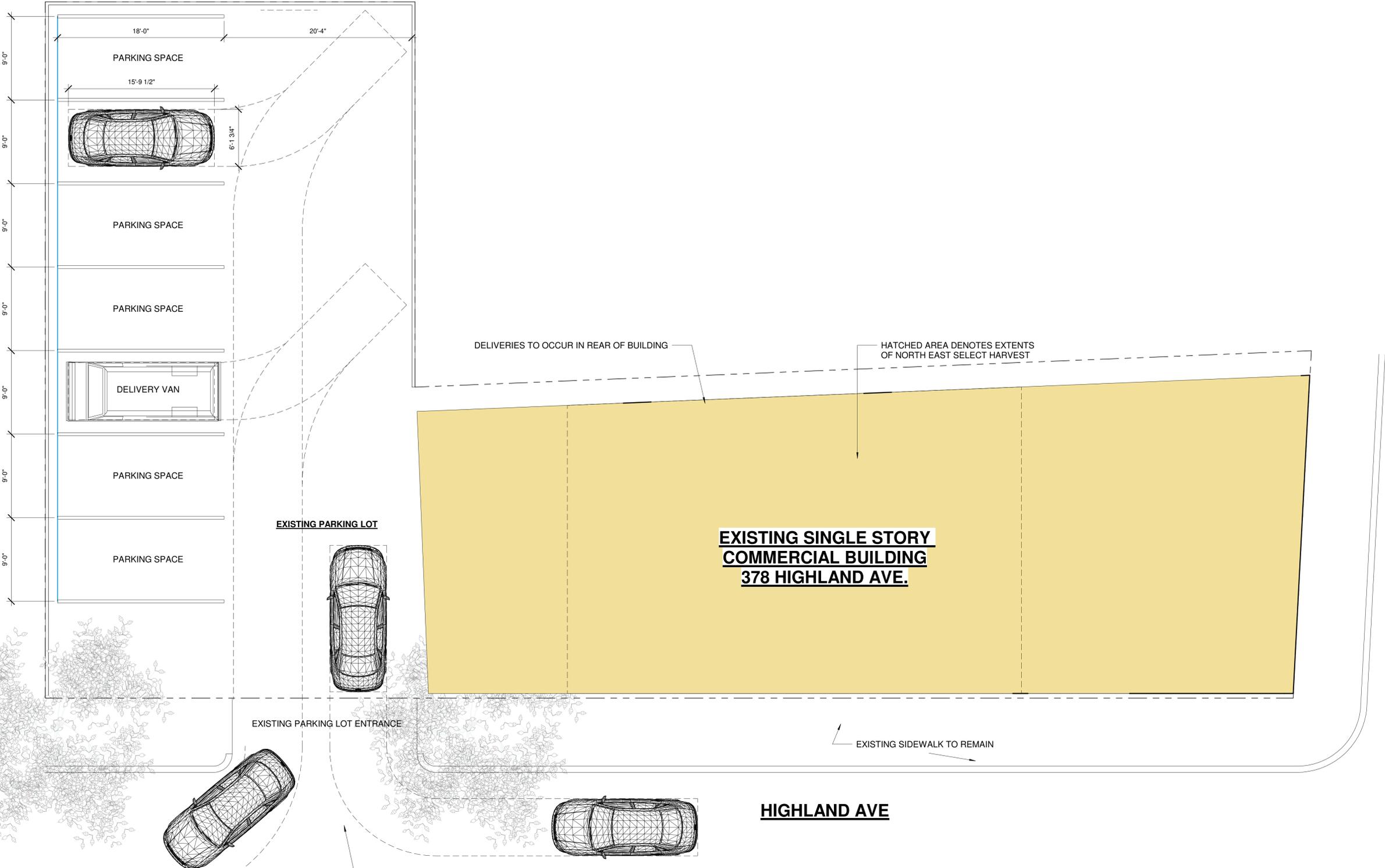
Project number: -
 Date: 11-19-2019
 Drawn by: Author
 Checked by: Checker
 Scale: 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Transportation Access Plan

A-T
 North East Select Harvest



1 Site Plan
 3/16" = 1'-0"



EXISTING PARKING LOT VIEW



CAR USED FOR ACCESS PLAN: AUDI A4
 DIMENSIONS: 186" LONG x 73" WIDE
 WHEELBASE: 111" / FRONT OVERHANG: 20"
 TRACK WIDTH: 61.2"
 TURNING RADIUS: 19.05'
 STEERING WHEEL LOCK TO LOCK: 540 DEGREES



DELIVERY VEHICLE USED FOR ACCESS PLAN: AUDI A4
 DIMENSIONS: 190" LONG x 72.2" WIDE
 WHEELBASE: 120.6" / FRONT OVERHANG: 16"
 TRACK WIDTH: 61.7"
 TURNING RADIUS: 19.15'
 STEERING WHEEL LOCK TO LOCK: 540 DEGREES