



City of Somerville

PLANNING BOARD

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

DECISION

PROPERTY ADDRESS: 35 Medford Street
CASE NUMBER: CZC21-000071
OWNER: 35 Medford Owner LLC
OWNER ADDRESS: 315 Park Avenue, 5th Floor, New York, NY 10010
DECISION: Approved with Conditions (Site Plan Approval)
DECISION DATE: April 13, 2021

Pursuant to 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 35 Medford Street.

SUMMARY OF PROPSOAL

Form Labs proposes to install one (1) wall sign depicting the company name and logo.

RECORD OF PROCEEDINGS

On March 25, 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 as SomerVision, the comprehensive Master Plan of the City of Somerville, does not have policies or standards related to signage, this consideration is not relevant.

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

The Director finds that the proposal is consistent with the intent of the Commercial Industry district as the proposed signage conforms to the standards for Commercial Signs throughout the City.

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

The Director finds that there are no impacts attributable to the proposal that require mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning & Zoning **APPROVED** the Site Plan Approval permitting new commercial signage.

Attest, by the Planning Director:



Sarah Lewis

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 _____

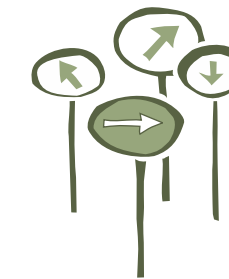


(1)...Set Non-Illuminated Dimensional Letters and Logo....NTS

- * 1.0" thick brushed aluminum letterforms and logo... Coated for exterior
- * mount flush to brick fascia with aluminum studs and silastic adhesive

Sign Zoning Detail Chart

Area Max Allowed = 40 sq. ft.	Proposed Area = 12.26 sq. ft.
Height Min= 1.0'	Proposed Height = 1.33'
Height Max= 4.0'	Proposed Height = 1.33'
Width Max= 90% facade width	Width Max= 90% x ~18.0' = 16.2' width Proposed Width = 9.20'
Projection Max= 6.0"	Projection Proposed= 1.0"
Number of Signs=1 per tenant	Quantity (1) sign proposed



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CLIENT:



SALES REP: M. Murray

JOB LOCATION: Somerville, MA

SHEET: 1 of 1

ORDER#:

DATE: 2/2/21

DRAWN BY: T. Martin

SCALE:

Formlabs
35 Medford Street
Somerville, MA

Rev 2/2/21

APPROVED

APPROVED AS NOTED

CLIENT SIGNATURE

DATE

