



City of Somerville

# PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## DECISION

**PROPERTY ADDRESS:** 495 Columbia Street  
**CASE NUMBER:** P&Z 21-141  
**OWNER:** Boynton Gateway LLC  
**OWNER ADDRESS:** 315 Park Avenue South, Suite 400, New York, NY 10010  
**DECISION:** Approved with Conditions  
**DECISION DATE:** October 26, 2021

2021 OCT 26 PM 1:59  
CITY CLERK'S OFFICE  
SOMERVILLE, MA

Pursuant 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, Preservation & Zoning serving as the decision-making authority in-lieu of the Planning Board / Zoning Board of Appeals.

This decision summarizes the findings made by the Director of Planning, Preservation & Zoning regarding the application submitted to merge seven (7) lots at 495 Columbia Street.

## SUMMARY OF PROPOSAL

Boynton Gateway LLC proposes to merge seven (7) lots at 6 Beach Ave, 64 & 68 Webster Avenue, 497, 513, 517 and 495 Columbia Street into one (1) lot of 495 Columbia by establishing a new lot line.

## RECORD OF PROCEEDINGS

On October 6, 2021, the Director of Planning, Preservation & 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, Preservation & 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 lot merger 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 [] Boynton Yards [] 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 lot merger is consistent with the intent of the HR district which is, in part, *"To accommodate the development of areas appropriate for an intense mix of multi-story multi-unit, mixed-use, and commercial buildings; neighborhood-, community-, and region-serving uses; and a wide variety of employment opportunities."*

The Director finds that the proposed lot merger is consistent with the intent of the Master Planned Development overlay district including to implement the objectives of the comprehensive plan of the City of Somerville and to implement design-based neighborhood and station area plans called for by SomerVision.

The Director finds that the proposed lot merger is consistent with the intent of the Boynton Yard MD overlay sub area including to implement the Boynton Yards Urban Design Framework.

The Director finds that the proposed lot merger is consistent with the intent of the BY sub area's superseding HR district including *to accommodate the development of areas appropriate for an intense mix of multi-story multi-unit, mixed-use, and commercial buildings; neighborhood-, community-, and region-serving uses; and a wide variety of employment opportunities.*

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

The Director finds that the proposed lot merger 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, Preservation & Zoning **APPROVED** the Site Plan Approval authorizing a lot merger on behalf of the Board, subject to the following conditions:

Prior to Construction Permitting:

1. This Decision and endorsed lot consolidation plan must be recorded with the Middlesex South Registry of Deeds.
2. Recording of this Decision and endorsed lot consolidation plan is prohibited until the existing principal buildings on Parcel A Lot No 10, Parcel A Lot No. 9, Parcel A Lot No. 8, Parcel A Lot No. 7, Parcel D Lot A, and Parcel G Lot B are demolished.

6 Beach Ave, 64 & 68  
Webster Avenue, 497,  
513, 517 and 495  
Columbia Street.



Sarah Lewis, Director of Planning, Preservation & 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. 15.5.3.

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.

**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 \_\_\_\_\_