



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING DIVISION

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GERALD AMARAL, *ALT.*

Case #: PB 2019-23
Site: Morgan Avenue
Date of Decision: November 21, 2019
Decision: *Approved with Conditions*
Date Filed with City Clerk: Nov 27, 2019

PLANNING BOARD DECISION

Applicant & Owner Name: DW NP Property, LLC c/o DivcoWest Real Estate Services
Applicant & Owner Address: 1 Kendall Square 200 State Street Boston, MA 02109
Agent Name: Beals and Thomas, Inc.
Agent Address: 144 Turnpike Road Southborough, MA 01772

Legal Notice: Applicant and Owner, DW NP Property, LLC, seeks design & site plan review (DSPR) under SZO §6.6.3 for an approximately 75-foot section of a new thoroughfare known as Morgan Avenue, which is part of the larger Cambridge Crossing development site and partially located within the City of Somerville. NPSD Zone. Ward 1.

Zoning District/Ward: NPSD/Ward 1
Zoning Approval Sought: DSPR §6.6.3
Date of Application: October 9, 2019
Date(s) of Public Hearing: November 21, 2019
Date of Decision: November 21, 2019
Vote: 5-0

Appeal #PB 2019-23 was opened before the Planning Board at Somerville City Hall on November 21, 2019. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one hearing of deliberation, the Planning Board took a vote.



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DESCRIPTION:

The proposal is a to construct Morgan Avenue, a dead-end thoroughfare with a cul-du-sac extending into the western extent of the Cambridge Crossing neighborhood.

FINDINGS FOR DESIGN AND SITE PLAN REVIEW (SZO §6.6.3):

In order to approve the submitted Design & Site Plan for the proposed Morgan Avenue as required by §6.6.3.B.1, the SPGA must make certain findings and determinations as outlined in §5.4.6 for all Design & Site Plan Reviews.

1. Compliance with Standards: *The application must conform with the provisions of the SZO, including Section 6.6.5 Thoroughfares of the North Point Special District.*

6.6.5.A. & B. Thoroughfares shall be designed and constructed in accordance with the City of Somerville's adopted thoroughfare design standards and coordinated with the thoroughfare section at the Cambridge portions at either end. The alignment, connectivity, and/or lane geometry of the thoroughfares are consistent with the previously approved Amendment to the Neighborhood Development Plan (NDP).

6.6.5.C. Vehicular lanes and sidewalks**1. Motor Vehicle Travel Lanes.**

A waiver is requested "Motor vehicle travel lanes may have a width between ten (10) feet minimum and twelve (12) feet maximum." As this end of Morgan Avenue is a one-way loop, the Board supports the Applicant's request that the travel lane be 20' in width to accommodate trucks and emergency vehicles.

2. Motor Vehicle Parking Lanes.

Motor vehicle parallel parking lanes are shown at 8' wide including the gutter pan which meets the requirement of eight (8) feet wide or narrower. Gutter seams, drainage inlets, and utility covers shall be flush with the pavement surface and catch basins will have cascade grates to prevent conflicts with bicycle tires.

3. Bike Lanes.

There are no bike lanes shown on the Pavement Marking and Signage Plan as this thoroughfare is not anticipated to have a significant amount of traffic.

4. Sidewalks.

All new sidewalks are shown in accordance with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR). The sidewalks vary along this length of thoroughfare as it is designed as a one-way turn-around loop providing access to the pump station for Cambridge's Gore Street Sewer Project. Sidewalks do meet the minimum dimension of 6'.

Street trees are planted within a 6' wide grass strip between the curb and the sidewalk in a regularly-spaced pattern no greater than thirty (30) feet on center and will be a minimum height of ten (10) feet and/or two (2) inches in caliper when planted.

5. Sidewalk Extensions.

Somerville requires that sidewalk extensions occupy the full width of the parking lane they extend into. The Board recommends that the alignment and markings be held to the Cambridge street standards for consistency along the length of the thoroughfare.

6. Pedestrian Crosswalks.

The crosswalk design should be consistent throughout the intersections for streetscape consistency. The application shows the pedestrian crosswalks on Morgan Avenue as meeting the Somerville pavement marking standards. However, the details of the crosswalks in Somerville should be changed to match the other crosswalks throughout the neighborhood and meet the standards specified by the City of Cambridge. The Board has included a condition for matching crosswalks to any approval.

7. Driveway and Alley Crossings.

There are no driveway or alley crossings on this portion of Morgan Avenue.

6.6.5.D. This length of Morgan Avenue is designed as a close and a waiver is requested as permitted under section 6.6.4.A.3. See below.

6.6.5.E. All water and sewer utilities, storm water management infrastructure, public lighting, and public furniture will be consistent in design and constructed according to criteria established by the City of Cambridge for Morgan Avenue.

The Board finds the proposal in compliance with the standards.

2. Consistency with Purpose: *The application must demonstrate consistency to the adopted comprehensive Master Plan of the City of Somerville, existing policy plans and standards established by the City, and to other plans deemed to be appropriate by the Planning Board; the purpose of this Ordinance in general; and the purpose of the district where the property is located.*

The Board finds that the proposal is;

- In conformance to the adopted master plan of the City of Somerville, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board;
- Exhibits consistency with the purpose of the NPSD and of this Ordinance in general;
- Meets the alignment, connectivity, and lane geometry of thoroughfares approved as part of a neighborhood development plan for the development site; and
- Is in compliance with the provisions set forth in Section 6.6.5 Thoroughfares as shown above.

3. Consistency with Other Considerations: *The Application must demonstrate consistency with other sections of the North Point Special District.*

6.6.4. Urban Design.

A. Thoroughfare Network. A waiver is requested from Section 6.6.4.A.3 “Cul-de-sacs and other dead-end thoroughfares are prohibited unless granted a waiver from the intersection requirement of Section 6.6.4.A.1 on a case-by-case basis by the Planning Board to accommodate specific site conditions.” The Board approves of this waiver as the



thoroughfare is designed as a one-way turn-around loop providing access to the pump station for Cambridge’s Gore Street Sewer Project.

B. Block Structure. This length of Morgan Avenue does not intersect with other thoroughfares. However, the design of the overall thoroughfare network meets the requirements for block structure to the extent possible.

C. Lots. This requirement is not applicable to this length of Morgan Avenue.

The Board finds the proposal in consistency with the purposes of the district.

DECISION:

Present and sitting were Members Joseph Favaloro, Michael Capuano, Dorothy Kelly Gay, Amelia Aboff, and Gerard Amaral. Upon making the above findings, Michael Capuano made a motion to approve the request for a Special Permit. Dorothy Kelly Gay seconded the motion. Wherefore the Planning Board voted **5-0** to **APPROVE** the request. In addition the following conditions were attached:

#	Condition	Compliance Timeframe	Verification	Notes				
A. Overall								
1	Development must comply with the approved plans and other application materials submitted by the Applicant: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>August 23, 2019</td> <td>Initial application submitted to the City Clerk’s Office</td> </tr> </tbody> </table> Any changes to the submitted plans and other materials, as approved and conditioned, that is not determined to be <i>de minimis</i> by the Planning Director are considered a Major Amendment to the approved plans and must be processed as a revision to previously approved plans.	Date (Stamp Date)	Submission	August 23, 2019	Initial application submitted to the City Clerk’s Office	Perpetual	ISD/ P&Z	
Date (Stamp Date)	Submission							
August 23, 2019	Initial application submitted to the City Clerk’s Office							
2	This approval certifies that the proposed thoroughfare, if constructed and operated in conformance with this decision, as conditioned, complies with the previously approved NDP Decision (<i>Case# PB2014-29</i>) issued on October 16, 2014 and minor amendments (<i>Cases# PB2014-29-MA1-0916, PB2014-29-MA2-0917, & PB2014-29-MA3-0818</i>).	Perpetual	ISD					
3	The details of the crosswalks shall match other crosswalks throughout the neighborhood and, therefore, meet the standards specified by the City of Cambridge	BP	ISD/ P&Z					



Attest, by the Planning Board:

Michael Capuano, *Chair*
Dorothy Kelly Gay, *Vice Chair*
Joe Favaloro, *Clerk*
Amelia Aboff
Gerard Amaral (Alt.)

Attest, by the Senior Planner:

Melissa A. Woods

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
SPGA proceedings are filed in the Somerville Planning Dept.

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. 3.2.10.

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 _____

