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Mayor

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CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

TO: Planning Board
FROM: Planning & Zoning Division
DATE: July 31, 2020
RE: DRA #2020-0272, 101-153 South Street

This memo summarizes the development review application, submitted for 111-153 South Street, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on July 30, 2020 and is scheduled for a public hearing on August 6, 2020.

SUMMARY OF PROPOSAL

Boynton Yards Land Co, LLC is proposing to subdivide parcel 97-B-23 into two parcels. This will facilitate an enabling thoroughfare Minor Site Plan application. The enabling thoroughfare work will facilitate bringing the 101 South Street building (PB Approval 2018-04-R1-1018), currently under construction, online Summer 2021. This building is part of Phase 1 of the Master Plan Special Permit application that will be presented to the Planning Board, most likely, in September. A waiver is also requested for intersection requirements since the thoroughfare, at this time, cannot meet Earle Street. Later subdivision applications, as the Master Plan Special Permit is implemented, are expected to rectify this problem.

ADDITIONAL REVIEW NECESSARY

111-153 South Street is located in the Commercial Industry (CI) zoning district in the Boynton Yards neighborhood represented by Ward 2 Councilor JT Scott. The master planned overlay district does not apply to this application. Subdivision of land requires Subdivision Plan Approval and a waiver for intersection requirements.

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REQUIRED FINDINGS

The following findings are required for Subdivision Plan Approval.

- A. The comprehensive plan and existing policy plans and standards established by the city.

Staff finds that the proposed subdivision is consistent with SomerVision, the comprehensive Master Plan, and the Union Square Neighborhood Plan. The USNP identifies Boynton Yards as a place for mixed-use development with an emphasis on commercial space. This subdivision will help bring a 200,000 SF commercial building online. The proposal meets the standards for platting land and the submittal of plat plans for approval through SPA.

- B. The intent of the zoning district where the property is located

Staff find that the proposed subdivision meets the intent of the CI district because it maintains the industrial and commercial activities of the district.

- C. Considerations indicated elsewhere in this ordinance.

A waiver is also requested because the subdivision cannot meet the intersection requirements since the subdivided land intended for an enabling thoroughfare cannot meet Earle Street. Although the Applicant owns the 'missing piece,' lease agreements to keep Gentle Giant operating preclude connection at this time. A proposed condition addresses the sunseting of this waiver.

PROPOSED CONDITIONS

Should the Planning Board approve this Subdivision Plan Approval, the Planning Staff recommends the following condition(s).

1. Approval is for subdivision of the development site as represented in the preliminary plat plan dated "Progress 7-23-20." The final plat plan must be substantially equivalent to the approved preliminary plat plan. Any change to the approved plan is subject to Section 15.2.4 Plan Revision of the SZO.
2. The Applicant shall register the decision and final plat plan with the Middlesex South Registry of Deeds prior to the issuance of any civic space permit, thoroughfare permit, or building permit for the development site.
3. The Applicant shall apply for a Subdivision Plan Approval (and file any approved outcomes) to connect the enabling thoroughfare to Earle Street prior to any building permit issuance for a new building type on MBL's 97-B-2, 97-B-17, 97-B-18, 97-B-19.