

From:
To:
Cc:
Subject:
Date:

Joint Hearing public comment

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

Please note that while PPZ staff are working remotely, email is the best way to get in touch.

From: Gabe Gabremicael

Sent: Wednesday, October 25, 2023 8:36 AM

To: Planning1 <[REDACTED]>; All City Council <[REDACTED]>

Subject: 293 - 297 Medford st

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

To whom it may concern

I am in support of zoning change from to five story structure for the subject location

Thank you

Gabriel G

City of Somerville Public Records Notice

Please be advised that the Massachusetts Attorney General has determined that email is a public record unless the content of the email falls within one of the stated exemptions under the Massachusetts Public Records Laws.

From: [Planning1](#)
To: [Emily Hutchings](#)
Cc: [Raisa Saniat](#)
Subject: Fw: Please approve the zoning change for 295-297 Medford street
Date: Wednesday, October 25, 2023 11:50:34 AM

Joint Hearing public comment

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

Please note that while PPZ staff are working remotely, email is the best way to get in touch.

From: David
Sent: Tuesday, October 24, 2023 1:42 PM
To: Planning1 [REDACTED] All City Council [REDACTED]
Subject: Please approve the zoning change for 295-297 Medford street

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I am a homeowner at [REDACTED] just down the road from the proposed development of the vacant lot at 295-297 Medford Street. I would like to express my strong support for the increase in zoning from 3 stories to 5 stories. The neighborhood needs to grow, and I wholeheartedly welcome the opportunity to build more desperately needed housing so close to the Gilman Square T stop. If we can get ground floor retail that would be even better. But either way I am in favor. This one is a no-brainer. I only wish it could be even taller

Best,
David Tatarakis

City of Somerville Public Records Notice

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From: [Planning1](#)
To: [Emily Hutchings](#)
Cc: [Raisa Sanjat](#)
Subject: Fw: Possible Up-zoning for 295-297 Medford Street and 93 Walnut Street
Date: Friday, October 27, 2023 11:45:22 AM

PB public comments

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff
Please note that while PPZ staff are working remotely, email is the best way to get in touch.

From: Stephen Moore
Sent: Wednesday, October 25, 2023 1:48 PM
To: All City Council <[REDACTED]>; Planning1 <[REDACTED]>
Subject: Possible Up-zoning for 295-297 Medford Street and 93 Walnut Street

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Good afternoon.

I am writing in regards to the vacant commercial property at 295-297 Medford Street and 93 Walnut Street, next to the main library, which is trying to re-zone, from MR3 to MR5 so it can be redeveloped for housing.

From my understanding, this project hopes to be a five-story structure that can provide much needed housing, including about 12 affordable housing units. Thanks to such an increase in unit count this project could likely qualify for the MADDOER's Opt-In Specialized code requirement of being a Passive House certified project--which would make it the most energy efficient building type. Great for getting us towards our goals if increased access to affordable housing (and adding unit numbers to address the housing crisis) as well as our City goals of Net Zero by 2050.

On top of the energy and housing goals, I am certainly a supporter for maximizing that site (and countless others) with housing as a product of transit-oriented development principles. Its proximity to the Gilman Square Green Line station, the community path, and municipal sites/parks etc. that make it a great candidate for up-zoning. It's also got enough buffer on 3 sides thanks to being at the corner of an intersection with MBTA tracks behind it, as well as a 12 story apartment across the street, that height shouldn't be a real issue here.

I am hopeful you can see your way clear to green-light such a change for all the benefits such a site can provide.

Thank you for your time.

Sincerely,
Stephen Moore

Somerville MA 02145

City of Somerville Public Records Notice

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From: [Deana Brown](#)
To: [Emily Hutchings](#)
Cc: [Raisa Saniat](#)
Subject: Fw: Property at 295-297 Medford st.
Date: Friday, October 27, 2023 11:52:22 AM
Attachments: [Outlook-ubmbzua.png](#)

PB public comment



Deana Brown

Administrative Assistant
Planning, Preservation, & Zoning
City of Somerville
93 Highland Avenue | Somerville, MA 02143
Email: dbrown@somervillema.gov

From: John Rapsomanikis
Sent: Thursday, October 26, 2023 10:03 PM
To: All City Council <[REDACTED]> planningboard
<planningboard@somervillema.gov>
Cc: jfrag@aol.com <[REDACTED]>
Subject: Property at 295-297 Medford st.

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Dear City Council and Planning Board. I am a long time resident of Somerville. My family has owned the property at [REDACTED] For 53 years. I have been good friends with both John Fragione and Augustin Feola, (owners of the property), for the last 50 years. I am writing to you in support of changing the zoning restrictions in that area from mid rise 3 to mid rise 5 so that they can move forward with their proposed development. If they can clear the hurdles necessary, their project will create more tax revenue for the city, provide the city with 12 affordable housing units as well as building desirable units for the many people that want to live in Somerville. It is a true win, win for all parties involved from my perspective. A nice new green structure in that area is needed now that the Green line extension is servicing Gilman Square. Thank you for your time.

City of Somerville Public Records Notice

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From: [Planning1](#)
To: [Emily Hutchings](#)
Cc: [Raisa Sanjat](#)
Subject: Fw: Rezoning 295-297 Medford St & 93 Walnut St
Date: Friday, October 27, 2023 11:44:18 AM

PB public comments

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

Please note that while PPZ staff are working remotely, email is the best way to get in touch.

From: Melissa Murphy
Sent: Wednesday, October 25, 2023 12:38 PM
To: Planning1 <[REDACTED]> All City Council <[REDACTED]>
Subject: Rezoning 295-297 Medford St & 93 Walnut St

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Dear Sir/Madam:

As Somerville property owners, we are writing to express our support in the rezoning of the property at 295-297 Medford St & 93 Walnut St to allow a five-story building.

With the looming deadline under Section 3A of M.G.L. Chapter 40A, allowing these properties to be rezoned to allow a five-story structure would be very beneficial for the City, given their location to the Gilman Square MBTA stop. Additionally, although rezoning does not approve the project, the redevelopment of these properties will bring positive change to this neighborhood.

We appreciate your consideration on this matter.

Regards,
Brian & Melissa Murphy

City of Somerville Public Records Notice

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From: [Planning1](#)
To: [Emily Hutchings](#)
Cc: [Raisa Sanjat](#)
Subject: Fw: Up zoning 295-297 Medford street and 93 Walnut street
Date: Friday, October 27, 2023 11:44:39 AM

PB public comments

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

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From: Tim Buckingham
Sent: Wednesday, October 25, 2023 12:46 PM
To: Planning1 <[REDACTED]> All City Council <[REDACTED]>
Subject: Up zoning 295-297 Medford street and 93 Walnut street

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Hello Councilors and Planning Board,

I am writing as a citizen of Somerville to voice my support for upzoning 295-297 Medford Street and 93 Walnut Street, the former location of A+ Autobody, into a 5 story mid rise residential structure. I do not need to tell you that we are currently in a housing crisis in Somerville. We desperately need more dense residential structures in our city to accommodate our growing population. Expanding the number of units (including 12 affordable units) on this footprint in the heart of our city would be an incredible boon for the community. Already that area is in the shadow of the Burton Faulkner tower, so any argument made about a 5 story structure casting additional shadows is moot. This location would also provide denser housing near our new Gilman Square station, providing crucial transit access to its future residents. Coupled with project plans to include green roofing, an underground parking structure, and additional fixtures for electric vehicles, I believe permitting denser zoning at this location is an easy win.

Thank you for your consideration and time.

Tim Buckingham
Ward 5 Resident

City of Somerville Public Records Notice

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From: [Planning1](#)
To: [Emily Hutchings](#)
Cc: [Raisa Sanjat](#)
Subject: Fw: 295-297 Medford street and 93 Walnut street
Date: Friday, October 27, 2023 11:47:20 AM

PB public comments

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

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From: LEO LUTZ
Sent: Thursday, October 26, 2023 3:38 PM
To: [REDACTED] Planning1
[REDACTED]
Subject: 295-297 Medford street and 93 Walnut street

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Hi everyone, I am a 61 year old Somerville resident living (my whole life in Somerville) at [REDACTED]

I am a mail man for many years. with the USPS

I am a Somerville registered voter.

I know this area very well as I also know the plot being discussed.

As I get older many of my friends were priced out of Somerville ownership, I don't want to leave.

This is a great potential living place for me, to own my own home.

At least five stories could make this a reality for me, it is very close as I could get to a train station.

This is absolutely what Somerville needs and should have. Makes zero sense not to have as many ownership options as possible for all of us.

I definitely say yes to the change to Mid-rise 5

City of Somerville Public Records Notice

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