



CITY OF SOMERVILLE, MASSACHUSETTS
ELECTION DEPARTMENT

JOSEPH A. CURTATONE
MAYOR

October 4, 2021

Kimberley Wells
City Clerk
Somerville City Hall
93 Highland Avenue
Somerville, Ma 02143

Dear Ms. Wells:

We hereby certify that the pages of the petition (zoning map amendment) given to us by your office contains the names of Ten (10) registered Somerville voters designated as such by a red check mark to the left of the name.

• Check thus against the name of each qualified voter to be certified. For names not certified use the following code.
Draw a line through any blank spaces not containing signatures.

N - no such registered voter at that address, or address is illegible.

S - unable to identify signature as that of voter because of form of signature, or signature is illegible.

T - already signed

BOARD OF ELECTION COMMISSIONERS

Anthony Albanese

[Signature]

Louise A. McCarthy

Robert P. Silvers



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 4200 • FAX: (617) 625-5643
EMAIL: ELECTIONS@somervillema.gov • www.somervillema.gov



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING MAP AMENDMENT • APPLICATION FORM

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten (10) registered voters of the City of Somerville may petition the Somerville City Council to change the maps of the Somerville Zoning Atlas in response to changes in City policy or real-world conditions. To submit a map amendment petition to the City Council, the following must be provided:

1. A completed Zoning Map Amendment Application Form.
2. A copy of the appropriate Zoning Atlas map(s) with the proposed change(s) clearly noted.
3. A letter addressed to the City Council including a description of the proposed changes and the purpose for the petition.

Submit all required documents to:

City Clerk's Office
 1st Floor, City Hall
 93 Highland Avenue
 Somerville, MA 02143

Property to be changed

Property Address:	3 PRASEOTT ST	
Map:	62	Block: B
Lot:	2	
Property Address:		
Map:		Block:
Lot:		
Property Address:		
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Property Address:		
Map:		Block:
Lot:		

For ten (10) registered voters:

✓ Name: Wandy Lamine	Signature: <u>Wandy Lamine</u>
Address: 14 Putnam St 3/2	

✓ Name: William Logan	Signature: <u>William Logan</u>
Address: 16 Prescott St 3/2	

✓ Name: Yvonne Logan	Signature: <u>Yvonne Logan</u>
Address: 16 Prescott St 3/2	

✓ Name: Lucille Ouellette	Signature: <u>Lucille Ouellette</u>
Address: 16 Prescott St. 3/2	

✓ Name: ROSEMARIE SESTITO	Signature: <u>Rosemarie Sestito</u>
Address: 16R PRESCOTT ST 3/2	

✓ Name: PAUL STONE	Signature: <u>Paul Stone</u>
Address: 6 PRESCOTT ST. 3/2	

✓ Name: Marie Stone	Signature: <u>Marie Stone</u>
Address: 6 Prescott St 3/2	

✓ Name: TERRI HALPERN-PATON	Signature: <u>Terri Halpern</u>
Address: 11 PRESCOTT ST	

✓ Name: JEAN BRACKEN	Signature: <u>Jean Bracken</u>
Address: 33 SUMMER ST UNIT 1 3/2	

✓ Name: BOB KAUFMAN	Signature: <u>Bob Kaufman</u>
Address: 26 PRESCOTT ST. 3/2	

September 29, 2021

MEMO

Zoning Map Amendment

Located at 3 Prescott Street, Map 62, Block B, Lot 2

ATTN

City Clerk's Office
1st Floor, City Hall
93 Highland Avenue
Somerville MA 02143

2021 OCT -1 P 12:23

CITY CLERK'S OFFICE
SOMERVILLE, MA

REPLY TO: TAGORE HERNANDEZ
HERNANDEZ @ Group Design
Build.com
617.877.0155

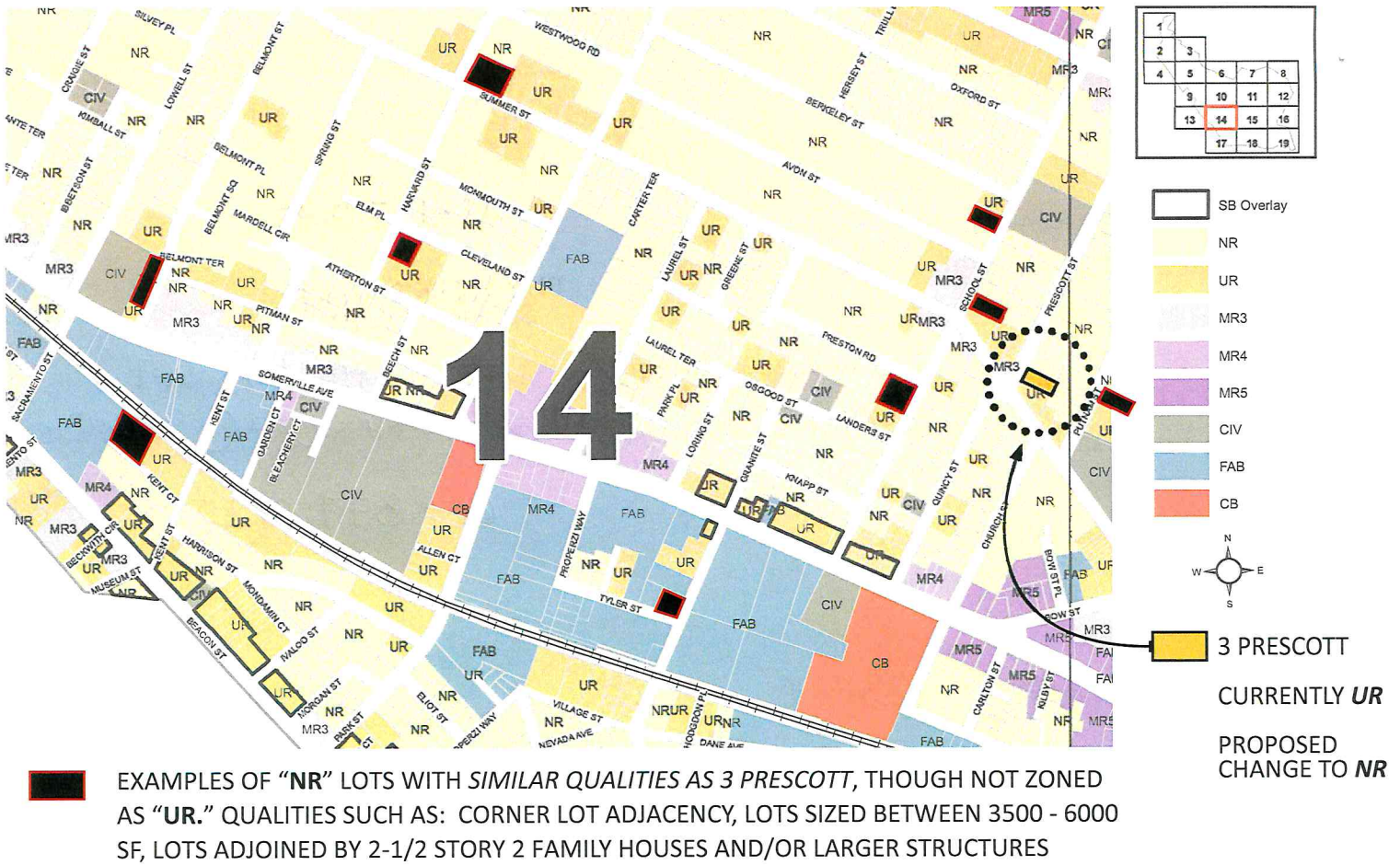
Greetings Members of City Council,

We are requesting to scale down a development from a zoned 3-5 unit **UR** land use, down to a proposed 2 family **NR** land use.

The Mangino's have been residents of Somerville for decades. They want to retire in Somerville and would like their proposed home to feel like an extension of the 2 family, 2-1/2 story streetscape. Various abutters and neighbors along Prescott and Quincy streets have provided enthusiastic support for this change.

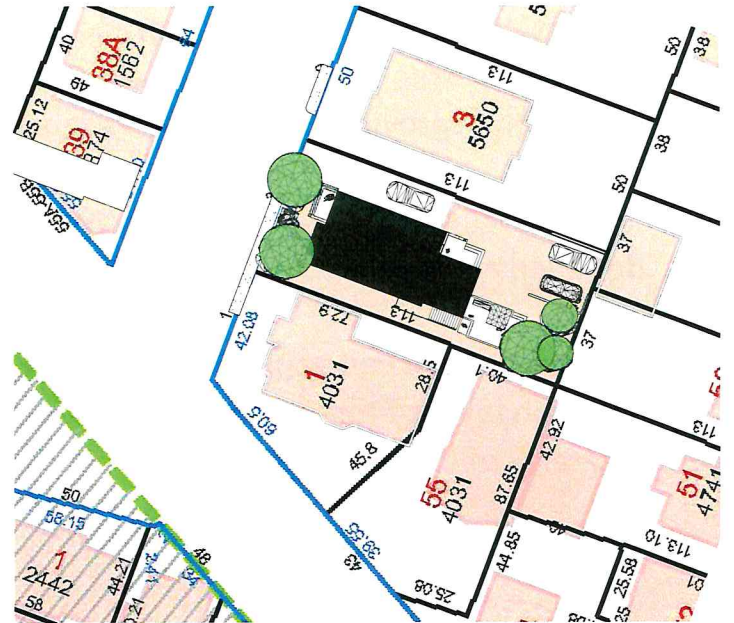
If approved, the Mangino family is committed to constructing a Net Zero 2 family designed and constructed using Passive House principles.

Please find attached application forms signed by the Owners, (10) registered Somerville voters in favor of the change, letters of support from abutters and neighbors, and diagrams of the proposed.



PROPOSED 2 FAMILY PASSIVE HOUSE NET ZERO MASSING SCHEME USING "NR" DESIGNATION.

(APPROVED BY ALL ABUTTERS, SUPPORTED BY NEIGHBORS ON 3 STREETS)



PROPOSED LAND USE, PARKING, AND LANDSCAPING USING "NR" DESIGNATION. (LIGHT PINK SHOWS EXISTING BLOCK BUILDING AS UNDERLAY)

September 18, 2021

To the Members of the Somerville City Council:

We are thrilled to share our proposed application for my family's redevelopment plan at 3 Prescott Street.

Past:

My immigrant parents purchased the property in 1979 and it has been the home of Mangino Woodworking. For the last 42 years within its cinder block walls, my father was able to apply his craft in making custom kitchen & bath cabinets for his diverse clientele. My father turned 80 years old this past spring. While he will always be Superman to me, my dad is tired. Bittersweet as it is to propose demolition of a space that was the central location for my parents being able to start their small business and live out the American dream, the building too is tired, and its time has come.

On my father's advice in the late 1990's, I had the opportunity to purchase the adjacent property at 9 Prescott. I then constructed my family's current home that since 2001 my wife and I have lived. We raise our two boys here who also currently attend Somerville schools. We happen to represent both "old" and "new" Somerville.

I was born and raised here. Except for a 9-year period after college, I have lived in Somerville my whole life having grown up near Davis Square – where incidentally I have my name on one of those artsy subway tiles that line the walls of that T-stop. I was about 10 years old at the time my 5th grade class participated in that art project, coincidentally around the same time my parents purchased 3 Prescott. My wife on the other hand moved here from southern California in the year 2000. Except for the distance from her own parents & siblings, she loves living in this city and is proud of her adoptive home – appreciative of its diversity and proximity to everything. Although she does hate the weather here 6 to 7 months of the year like the rest of us do!

When the Davis T-stop opened in 1984 and surrounding property values increased, we experienced firsthand friends, neighbors and families cashing out and moving someplace else, when for them \$150,000 to \$200,000 at the time for 2 and 3 family houses seemed like all the money in the world.

Present:

With the Green Line coming and property values already out of sight we are neither looking to "cash out" to an outside developer nor turn any of our properties or rental units into condos. As owner/occupants of our current 3-Family home at 9 Prescott, our motivation has always been different than that of absentee landlords. As on premises landlords, we have historically kept our rents lower than market to maintain stable tenancies and avoid annual turnover and disruption. Up until last year, we had one couple stay 10 years. Prior to that, 6 years for another couple who managed to start a family, and another couple prior to that also stayed 6 years. We do our best to not contribute to the high cost of living in this city.

The COVID-19 pandemic has affected everyone. Our family with two growing school age boys was/is no exception. Living, working, schooling all in limited square footage with not very much privacy proved extremely challenging. And that feeling of the walls literally closing in these last 18 months and rising stress levels have altered plans for whatever density we originally had envisioned for the parcel at 3 Prescott. While we were always going to construct and move next door, our "needs and wants" have completely changed as a result of this pandemic. We have the rare opportunity to develop this parcel into our forever home without having to uproot our family to the suburbs. We are willing to sacrifice a rental unit (or two) for a more comfortable existence for our family, translating into more living and private spaces to adjust to the new normal.

Future:

When we first engaged with our architect/builder, Group Design Build of Somerville, we stressed to them that this was a legacy project for us. We would not be satisfied nor willing to simply put up the same cookie cutter, box construction, "luxury condo" flip type of architecture prevalent throughout the city. The design & quality of the build to be undertaken would need to pay credence to our father's long-standing values and craftsmanship he bestowed all those decades as an old-school cabinetmaker for his own clientele on this very site. As a result, we have come up with a [gabled] design and [2-Family] scope we feel embodies inspiration and ensures our continued longevity on this street, on top of the combined 62 years between my father's business operation at 3 Prescott and our living at 9 Prescott.

Anything larger and/or squarer requires additional building materials and sizable up-front cost, greater than our budget would allow. Additional building materials also comes with the added use of natural resources, added waste and greater environmental impact on the front and back ends. With our proposed gabled roof 2-Family structure, we are committed to building to net-zero or net-positive, passive house standards. Additional up-front costs related to materials, labor, sprinklers, mechanical systems, et al, for a minimum 3-unit structure would greatly hinder, if not fully prohibit, our ability to achieve any type of environmental building standard.

Further, on street parking is already at a such a premium. With the big, boxy properties at 2 Prescott, 12 Prescott, and 57-61 Summer that offer no off-street parking, to maintain that we add another unit with 2 or 3 bedrooms will surely bring additional cars to the street. Despite the numerous bus lines, bike lanes and the Green Line, most residents on this street still own vehicles. We already deal with blocked driveways, cars idling in front, nonstop deliveries, traffic, and congestion. Not to mention the forthcoming development at the old gas station property around the corner, 73 Summer.

Closing:

Please consider our request to amend the zoning for this property from UR "Urban Residence" to NR "Neighborhood Residence", as would have been the case anyway less than 2 years ago prior to the change in zoning. We strongly believe a "less is more" approach applies in this application. Also, the neighbors and abutters are greatly in favor as well.

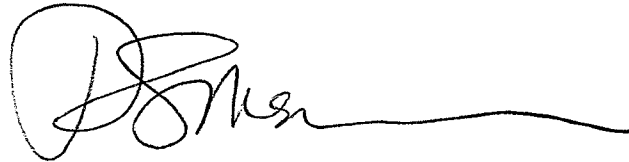
We take pride in maintaining our properties, are respectful to our neighbors, help with the neighborhood watch, have a history of volunteerism, and are good, charitable citizens who advocate for this area. We want to continue living here and will double down to do so.

We hope the City Council will vote favorably on both the zoning petition and our application.

Sincerely,



Damian (Dan) Mangino



Penny S. Mangino

9 Prescott Street

From NEIGHBOR @ 16 PRASCOTT

TO WHOM IT MAY CONCERN,

I AM WRITING THIS LETTER TO
TELL YOU I HAVE BEEN A FRIEND
AND NEIGHBOR OF DANNY MANGINO
HE HAS BEEN AN ASSET TO THE
NEIGHBORHOOD AS A FAMILY
MAN & GOOD HELPFUL NEIGHBOR.
HE WANTS TO KEEP THE AREA
THE SAME AS IT HAS BEEN WITH
FAMILIES IN TWO & THREE UNITS
TO KEEP SOMERVILLE MORE LIKE
IT USED TO BE, NOT WITH BUILD-
INGS WITH MULTIPLE UNITS, WHERE
NO ONE KNOWS ANYONE.

THANK-YOU,
Lucille Ouellette

P.S. I HAVE KNOWN DANNY & HIS FAM-
ILY FOR OVER 20 YRS.

9/12/2021

To whom it may concern:

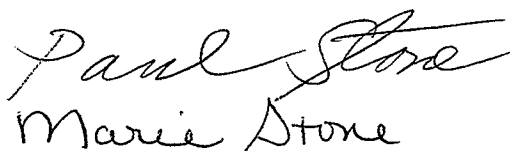
We support Damian (Dan) & Penny Mangino's re-development project of their father's property at 3 Prescott Street. They have shared with us their preliminary plans to demolish the existing cement block building and replace it with a lovely, gabled roof, 2-Family home that they would like to move into and further call this area home. They have explained to us that current zoning for this parcel calls for new construction development to contain anywhere from 3 – 5 units offering very little off-street parking, if any. They also explained that under the previous zoning (which was changed less than 2 years ago it seems), that 2-units would have been the maximum allowed, "as of right".

Please note that our home is already surrounded by big, boxy properties at 12 Prescott, 2 Prescott & 57-61 Summer. These buildings combine for 19 units with zero (0) off-street parking spaces. This has at many times negatively impacted our quality of life for nearly 40 years as car owners struggle to find limited *on* street parking. This results in blocked driveways, cars idling, double parked cars, numerous deliveries, congestion, and occasional road rage. To require more units of the Mangino's as independent homeowners seems impractical to both their cost structure and the street landscape. It doesn't make sense given the current density. It would only add more strain to an already strenuous situation. In addition, we find their proposed gabled design much more appealing than the boxy, bulky, uninspiring structures that already surround us. Their proposed roof design would allow for more natural light for all the surrounding properties, greatly reducing shadows in the neighbor's yards.

Like Dan & Penny, who have owned and lived at 9 Prescott Street for 20 years now themselves, we ourselves chose to live and raise our family in this neighborhood here in the home we purchased back in 1983. Our now grown adult children went to Somerville schools. The Mangino's younger children currently attend Somerville schools. Their elderly father has operated the current woodworking shop at 3 Prescott since before even we arrived (so over 40 years he's been there). The Mangino's take pride in maintaining their properties and have been respectful, helpful, neighborhood citizens who advocate for this area. They want to continue living here rather than sell to an outside developer with possible selfish interests. Please approve the Mangino's application request to construct their 2-Family home at 3 Prescott Street.

Sincerely,

Paul & Marie Stone
6 Prescott Street



Paul Stone
Marie Stone

September 16, 2021

To whom it may concern RE 3 Prescott St:

Dan & Penny Mangino, who currently own and reside at 9 Prescott, wish to take the rare opportunity to re-develop their father's adjacent property at 3 Prescott Street. For further perspective, I own and live on the opposite, adjacent property at 11 Prescott. The Mangino's have shared with me a plan that includes demolishing the existing, non-conforming structure. In its place, an elegant & new 2-Family home to be constructed from a local and reputable design & construction firm, Group Design Build.

The COVID-19 pandemic has affected every one of us. Dan & I chatted often during the pandemic from the safety of our backyards about the challenges his family and children faced – living, working, schooling in limited square footage and the impact on their psyche. Now, rather than cash out and uproot his family to the suburbs, like so many folks have done, Dan & Penny are choosing to stay – doubling down if you will, after already having been here for 20 years. They have the chance to take over their father's property and construct their forever home designed with ample, comfortable square footage to ensure their continued longevity. Dan explained that current UR zoning for this parcel calls for new construction development to contain anywhere from 3 – 5 units. He also was steadfast in explaining that he and Penny are willing to sacrifice a rental unit (or two) if it meant a more comfortable existence for their family, i.e., more living and private spaces to adjust to the new normal.

Our homes are already surrounded by large, square properties at 2 Prescott, 12 Prescott, and 21-27 Prescott that, to my knowledge, offers only one (1) off-street parking spot. That these buildings combine for 22

September 20, 2021

Dear Members of City Council,

Our family fully supports the proposed down-zoning of the land parcel at 3 Prescott Street from Urban Residence to Neighborhood Residence.

We have been on Quincy Street for 27 years and have appreciated capital improvements that neighbors have been slowly investing in. We are also appreciative of the incoming subway station and the need for more housing in our culture-rich town of Somerville.

Having said that, we believe that with all the large developments either under construction, or in planning/permitting, could afford us one small piece of land remaining as part of our neighborhood feeling. There are hundreds of dwelling units from Union Square to the adjacent Summer Street project which we do not oppose. We would like to request that at least one less unit be required to provide some localized relief from the parking issues which are surely to come.

Also, having seen the proposed A-Frame 2 story, 2 family house, it seems to reflect our actual neighborhood more than many 3-5 family boxes that are getting built in Somerville. If this Lot was a corner lot there would be some real logic to a larger scale building, but this is not the case as 3 Prescott is set back.

Our family encourages City Councillors and Zoning to reconsider this Lot's use and keep the scale consistent with our neighborhood.

Sincerely,

Van Huynh

32 Quincy Street

September 16, 2021

Dear Members of City Council,

I write in support of the proposed down-zoning of the land parcel at 3 Prescott Street.

There are several considerations which reinforce my position on this proposal:

1. Context:

Currently zoned as UR "Urban Residence", the property would need to support at minimum three dwelling units. With the proposed NR "Neighborhood Residence" the property could have the option of having fewer dwelling units, in this case two are proposed. The difference of one dwelling unit could mean up to three bedrooms less, and the associated vehicular traffic that is generated. Furthermore, the UR designation of this property appears to have been in response to the existing single-story brick commercial structure on the property, which is proposed to be removed, resulting in a new building that would be more harmonious and contextual with the houses on the street, majority of which are gable ended wood frame 2-family houses.

2. New development at 73 Summer Street:

A 27-unit apartment building is breaking ground one block away. This development will significantly increase the traffic, congestion, and parking pressures in the area. Parking is already under pressure on Quincy Street. We are concerned about spill-over from adjacent streets as the neighborhood increases in population density. Our single lane streets do not easily support so many cars and bikes (and whatever other form of transport will come along next).

I live two blocks away from this development in the middle of Quincy Street and have experienced a significant reduction in available street parking spaces in the area over the past two years. As rents increase, more people cram into apartments, and not all travel by bike or public transit. At our house alone we have seen the trend shift from 2 cars to 4-5 cars in total ownership, especially because of the pandemic which has prompted residents to spend time more outdoors in nature and away from the congested city – car ownership appears to have increased.

3. Awkward intersection at Prescott-Quincy-Summer:

The geometry of streets at this intersection is known to be treacherous for any type of transport – vehicular or pedestrian. Though there are planned improvements to be implemented at that intersection, the odd way Prescott Street is angled relative to Summer Street will remain unchanged. The driveway at 3 Prescott is rather close to the intersection. Increasing the population density at 3 Prescott with unit count will cause increased frequency of vehicles pulling in and out of the driveway, adding to the inherent peril of the intersection.

The Quincy-Prescott streets serve as a cut-through for vehicles leaving Market Basket or looking for a final departure from Somerville Ave before entering Union Square. I frequently observe speeding on my street. Adding more dwellings, cars, bikes, traffic along this route will only increase hazards.

4. Aesthetic considerations:

I am most excited to highlight this aspect of the application. The proposed two-family dwelling is contextual, handsome in its proportions, and well-considered in its distribution of massing and details. It is a far cry from the drab box-architecture and stark white vinyl trim that has become emblematic of new Somerville architecture in recent years. Furthermore, the owner's commitment to a Passive House style net-zero or net-positive building envelope and design features should be applauded and taken into consideration. There are few such residences in Somerville, and the architect-builder, Group Design Build, has a proven track record of executing distinguished Passive House dwellings in the Cambridge-Somerville area.

I hope you will vote favorably on the zoning petition.

Regards,



Sisia Daglian - Resident and Property Owner at 30 Quincy Street

units with only one (1) off-street parking spot is incredible. Despite the numerous bus lines, bike lanes and the Green Line on the horizon, most residents on this street still own vehicles. Of course, this struggle for them to find limited on street parking isn't without its challenges or side effects. We experience having our driveways blocked, cars idle in front of our houses, cars double park, endless UPS and Amazon deliveries block us in and create daily congestion. Adding a building with 3, 4 or 5 units would only lead to more stress and congestion when street parking is already at a premium.

I fully support the Mangino's plans and desire to build a gabled roof 2-Family home. Further, they explained to me that anything larger and/or squarer requires additional building materials and sizable up-front cost, greater than their budget would allow.

The Mangino's are a nice family with a legacy on this street that goes back more than 40 years – Dan's now elderly father has run his woodworking shop here since 1979. They all are great advocates for this area. I am pleased to have them as my neighbors and would like for them to continue here for years to come. Please approve the Mangino's request to construct their 2-Family forever home at 3 Prescott Street.

Sincerely,



Terri Halperin-Eaton

11 Prescott Street

9/16/21