



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2021 SEP -3 A 9:31

ZONING MAP AMENDMENT • APPLICATION FORM

CITY CLERK'S OFFICE
SOMERVILLE, MA

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

Re-submitted;
Addresses not
re-verified. *mmwds*

Property to be changed

Property Address:	51 McGrath Highway (eastern portion)	
Map: 115	Block: B	Lot: 1
Property Address:	51 McGrath Highway (eastern portion)	
Map: 115	Block: B	Lot: 4
Property Address:	35 McGrath Highway (eastern portion)	
Map: 115	Block: B	Lot: 5
Property Address:	35 McGrath Highway (eastern portion)	
Map: 115	Block: B	Lot: 11
Property Address:	35 McGrath Highway (eastern portion)	
Map: 115	Block: B	Lot: 12
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

To: Somerville City Council
From: Undersigned voters -- residents of Brickbottom
Date: ... July 2021
Subject: **Proposed Change of Zoning District designation for parcels fronting McGrath Highway at Squires Bridge**

Dear Councilors of the City of Somerville,

The following signatures represent a group of residents who would like to propose changes to the Somerville Zoning Map. The changes involve a Zoning Map Amendment which we ask the City Council to consider. This letter is for the Zoning Map Amendment.

This petition is initiated by residents of 1 Fitchburg Street, a 150 Unit, 5-story artist live/work building in existence for over thirty years. Our community, beyond those who have signed this document, have been heavily involved in the Somerville rezoning process over the last seven years. During that process, our focus was concentrated on the Brickbottom Area as this is where the City wanted our input. We were not aware, nor was it brought to our attention, that the zoning changes on the lots on McGrath Highway would substantially impact the Brickbottom artist building.

We only learned of the impact of the McGrath Highway rezoning when the developer of 15 McGrath Highway filed for a variance and we realized the impacts of the building heights, permitted in the HR district. We are not direct abutters to this site and there are train tracks and other land between our buildings and the parcel, subject to variance. But even at 215 feet distance the proposed building height of 160 feet (including mechanical) will substantially increase shadows over our building during the winter months.

During our meetings with the developer of 15 McGrath Highway and our own review of the adjacent sites, we determined that other sites along McGrath Highway are also in the HR District (addresses: 35 and a portion of 51 McGrath), while the triangular end of 51 McGrath (now vacant and lying below the Squire Bridge abutment) is in the MR5 zone. If these sites were to be re-developed to their maximum height and other bulk regulations, they would have a major adverse impact on the Brickbottom site. The HR district portion of 51 McGrath is as close as 100 feet away from Brickbottom and its triangular MR5 portion reaches as close as 60 or 70 feet across the 55 feet rail right-of-way.

We have attached images from our 3D model showing Sections of the Possible Bulk Under the Existing and the Proposed Zoning Districts. As is evident from Section A (Existing Zoning), the impact that an HR District will have on our site are severe. The model shows how the existing zoning allows for buildings along McGrath Highway that would be two and a half times taller than the Brickbottom building. Also, all of these sites are on the South side of the Brickbottom building. This means that we will be heavily impacted in the winter months from shadows cast from these buildings. The loss of light on the southern elevations of our units will negatively

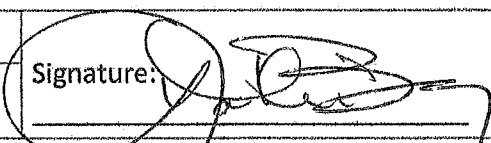
impact the artists that work/live in these lofts. It is generally accepted that good zoning practice would preclude placing higher buildings on the South side of existing residential buildings.

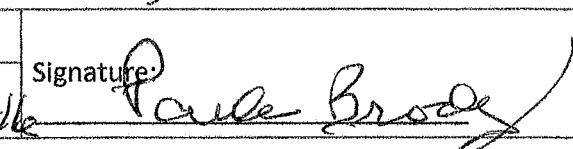
Our amendment proposes to remap the HR district on the 35 McGrath parcel, the eastern portion of 51 McGrath and the adjacent small city and state-owned parcels as MR5, and to rezone the western triangular portion of 51 McGrath to MR4 from its current MR5. This would result in a stepping up of height and bulk, moving from our residential/artists building toward the higher density and scale buildings at the Cambridge/Somerville City Line. We show this in Section B.

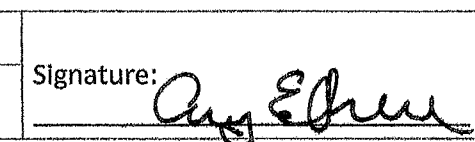
The adjacent zoning district in Cambridge (SD-1 within the PUD-6) permits a height of 120 feet but imposes limitations of height on buildings adjacent to public open space – including the Gold Star Park adjacent to the Twin Cities plaza. (Cambridge Zoning Ordinance, Sec. 13.74.31) In conformance with these Cambridge regulations, the proposed hotel development at One McGrath (straddling the Somerville city line) is shown on plans at 69 feet 11 inches in the Somerville section of its lot. The apartment building at 262 Monsignor O'Brien (across the highway and also on the city line) is 7-stories, 61 feet plus mechanicals. The Superior Nut building is 4-stories, 55 feet; and the hotel at 221 Monsignor O'Brien Highway is 5-stories, 60 feet plus mechanicals. Given this established context of building heights along the highway, the MR5 maximum height of 70 feet and the MR4 maximum height of 55 feet appear to provide ample commercial development potential.

We thank you for your consideration of this proposal. Please let us know if you require additional information.

Registered voters:

Name: KATHERINE R CHANG	Signature: 
Address: 1 Fitchburg St C516 Somerville MA	


Name: PAULA BRODY	Signature: 
Address: 1 Fitchburg St B155 Somerville MA	

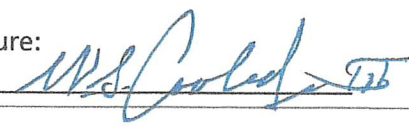
Name: Amy Eastment	Signature: 
Address: 1 Fitchburg St C113 Somerville MA	

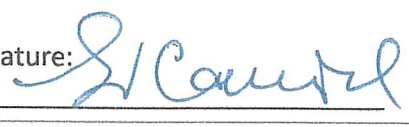
Name: DAVID J. KILMOW
Address: 1 Fitchburg St C-309

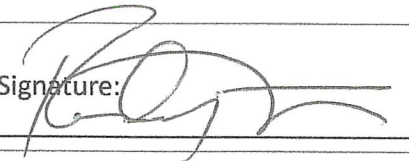
Signature: David J. Kilmow

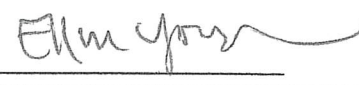
Registered voters:

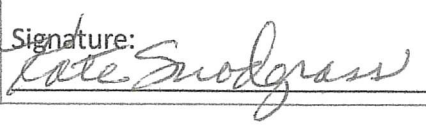
Name: JAMES FELICE	Signature: 
Address: 1 Fitchburg C-104 C	

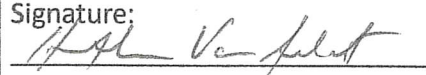
Name: Walter S. COOLEGE	Signature: 
Address: 1 Fitchburg St, C520, Somerville	

Name: Svetlana Canin	Signature: 
Address: 1 Fitchburg St #B453	

Name: RANDAL THURSTON	Signature: 
Address: 1 FITCHBURG #C209	

Name: Ellen Young	Signature: 
Address: 1 Fitchburg St. B256 Somerville, MA 02143	

Name: Kate Snodgrass	Signature: 
Address: 1 Fitchburg St, C-508 Somerville, MA 02143	

Name: Heather Van Alst	Signature: 
Address: 1 Fitchburg St C304 Somerville, MA 02143	

Name: Susan Browne
Address: 1 Fitchburg St
B160
Somerville 02143



Registered voters:

Name: <u>Chris Meserich</u>	Signature: <u>Chris Meserich</u>
Address: <u>1 FITCHBURG ST. C306</u>	

Name: <u>DANIEL COLEMAN</u>	Signature: <u>[Signature]</u>
Address: <u>1 FITCHBURG ST C317</u>	

Name: <u>Jonathan Wynn</u>	Signature: <u>[Signature]</u>
Address: <u>1 Fitchburg street</u>	

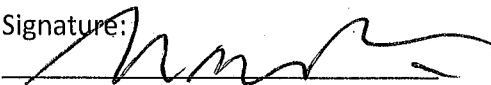
Name: <u>Don Pownall</u>	Signature: <u>[Signature]</u>
Address: <u>Fitchburg ST, #C101E</u>	

Name: <u>Arlene Smith</u>	Signature: <u>Arlene Smith</u>
Address: <u>1 Fitchburg St. #C220</u>	

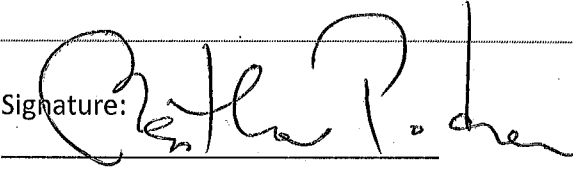
Name: <u>Stephen Rogers</u>	Signature: <u>[Signature]</u>
Address: <u>Fitchburg St #C522</u>	

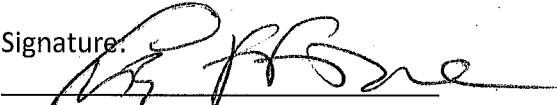
Name: <u>BRIAN HARR</u>	Signature: <u>[Signature]</u>
Address: <u>1 FITCHBURG ST C402</u>	


Registered voters:

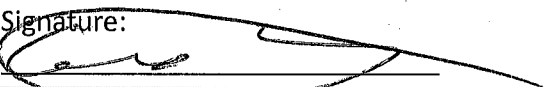
Name: NORMAN FINE	Signature: 
Address: 1 FITCHBURG ST. C311	

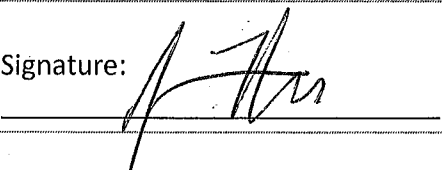
Name: RAMON BUENO	Signature: 
Address: 1 Fitchburg St, B550	

Name: Martha Podren	Signature: 
Address: 1 Fitchburg St., C117	


Name: LOIS FINE	Signature: 
Address: 1 Fitchburg St 204	


Name: ADAM LEVEILLE	Signature: 
Address: 1 FITCHBURG ST. C307	

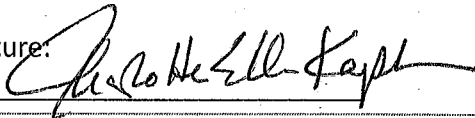
Name: GINA KAMENTSKY	Signature: 
Address: 1 FITCHBURG ST. C300	


Name: Julian Hess	Signature: 
Address: 1 Fitchburg St. C316	


Registered voters:

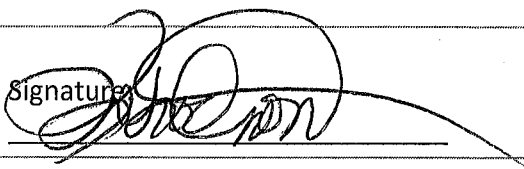
Name: Soth-Hee Lee	Signature: 
Address: 1 Fitchburg St #C316	

Name: Nina Bigger	Signature: 
Address: 1 Fitchburg St C315	

Name: CHARLOTTE KAPLAN	Signature: 
Address: 1 Fitchburg St #C521	


Name: Linda Irwin	Signature: 
Address: 1 Fitchburg St C419	

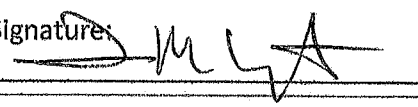
Name: TIMOTHY POISSON	Signature: 
Address: 1 FITCHBURG ST C500	

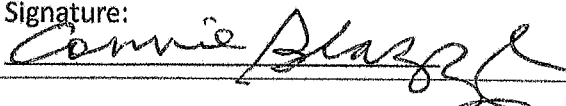
Name: Elizabeth Goodnow	Signature: 
Address: 1 Fitchburg St C517	

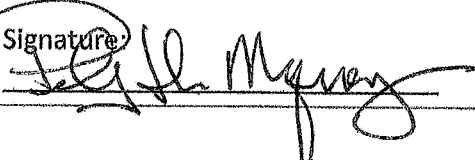
Name: DUNCAN BROWNE	Signature: 
Address: 1 FITCHBURG ST - B160	

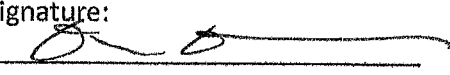
Registered voters:

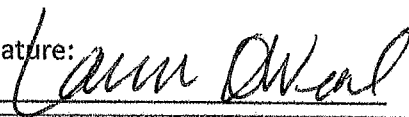
Name: <u>Debra Olia</u>	Signature: <u></u>
Address: <u>1 Fitchburg St C-301 Somerville, MA</u>	


Name: <u>Jas M Luta</u>	Signature: <u></u>
Address: <u>1 Fitchburg St C-405 Somerville MA 02143</u>	

Name: <u>Connie Blaszczyn</u>	Signature: <u></u>
Address: <u>1 Fitchburg St. #B157</u>	

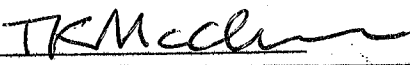
Name: <u>Peter J. Marquez</u>	Signature: <u></u>
Address: <u>1 Fitchburg St. #B151</u>	

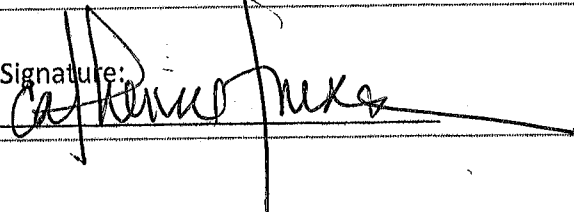
Name: <u>Deborah Davidson</u>	Signature: <u></u>
Address: <u>1 Fitchburg St C104B</u>	


Name: <u>Lauren O'Neal</u>	Signature: <u></u>
Address: <u>1 Fitchburg St B254</u>	

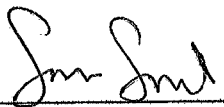
Name: <u>Ellen Band</u>	Signature: <u></u>
Address: <u>1 Fitchburg St. B152</u>	

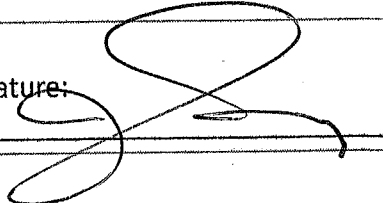
Registered voters:

Name: TK McCLINTOCK	Signature: 
Address: 1876 1 FITCHBURG ST SOMERVILLE, C-219	

Name: CATHERINE TRUMAN	Signature: 
Address: 1 FITCHBURG ST APT C215 SOMERVILLE	

Name: Robert Goss	Signature: 
Address: 1 Fitchburg ST #B452 Somerville, MA 02143	

Name: Susan SCHMIDT	Signature: 
Address: 1 Fitchburg ST #B452 Somerville MA 02143	

Name: JIM A SHEPLEY	Signature: 
Address: 1 FITCHBURG ST. C312 Somerville, MA 02143	

Name:	Signature:
Address:	

Name:	Signature:
Address:	