



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:

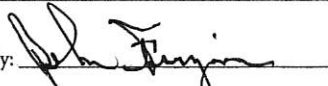
City Clerk's Office
 1st Floor, City Hall
 93 Highland Avenue
 Somerville, MA 02143

Property to be changed


Property Address: 295-297 Medford Street and 93 Walnut Street		
Map: 79	Block: F	Lot: 1
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
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Property Address:		
Map:	Block:	Lot:

CITY OF SOMERVILLE
 93 HIGHLAND AVENUE
 SOMERVILLE, MA 02143
 2025 FEB 11 A 9:57

VER: July 13, 2020

By: 

John Fragione, Trustee of FRALA Realty Trust
 151 Pearl Street, Somerville, MA 02145

By: 

Agostino Feola, Trustee of Frala Realty Trust
 151 Pearl Street, Somerville, MA 02145

For ten (10) registered voters:

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	



Just A Start Corporation
430 Rindge Avenue, Suite 301
Cambridge, MA 02140

Telephone: (617)-918-7516
www.justastart.org

January 29th, 2025

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

Re: 295-297 Medford Street and 93 Walnut Street

Dear Sir/Madam:

Enclosed please find the Zoning Map Amendment Application regarding the above referenced properties.

Please let me know when this matter will be heard.

If you have any questions, please feel free to contact me.

2025 FEB 11 A 9:37
CITY CLERK'S OFFICE
SOMERVILLE, MA

Sincerely,

Noah Sawyer,
Director of Real Estate,
Just A Start

Zoning Map Amendment Application Narrative

Property: 295-297 Medford Street and 93 Walnut Street 79/F/1

Owners: John Fragione and Agostino Feola, Trustees of Frala Realty Trust

Applicants: John Fragione and Agostino Feola, Trustees of Frala Realty Trust

February 10th, 2025

**To: Hon. Matthew McLaughlin, Ward 1 Councilor and Chair of the Land Use Committee
Kimberly Wells, City Clerk
Daniel Bartman, Acting Planning Director**

SUMMARY

Just-A-Start Corporation, a non-profit affordable housing developer in Cambridge, in a joint venture with the Somerville Community Land Trust (SCLT), seeks to construct a seven-story, 100% affordable residential building at 295-297 Medford Street (“the Project”). They have an agreement to purchase the land from the Owner/Applicant, John Fragione and Agostino Feola, Trustees of Frala Realty Trust.

The Owner/Applicant owns the property at 295-297 Medford Street and 93 Walnut Street, which is Assessors Map 79, Block F, Lot 1, being a vacant lot which used to house an automotive building that has been demolished. The property is located in the ¼ mile Transit Area near the Gilman Square Green Line station. The property is located in the Mid-Rise 3 (“MR3”) zoning district.

The Applicants hereby ask to amend the Somerville zoning map by changing the zoning map designation to be in the Mid-Rise 4 (“MR4”) zoning district. Under the Affordable Housing Overlay, (“AHO”), Just-A-Start and the Somerville Community Land Trust would be permitted to construct a 7-story residential building in which all dwelling units are affordable.

DISCUSSION

The reason for changing the zoning district for the property is so that the Project can be pursued. Given land prices and the availability of affordable housing resources, the current zoning for the property does not allow for enough height for the project to be feasible.

Changing the zoning from MR3 to MR4 would allow for approximately 20 additional units of affordable housing to be built.

The Project would increase the supply of affordable dwelling units within the City. This would further the goals of SomerVision2040 to have 20% of the housing stock affordable in perpetuity by 2040. SomerVision2040 also calls for the City to *“continue to partner with non-profit developers to increase the supply of permanently affordable housing.”*

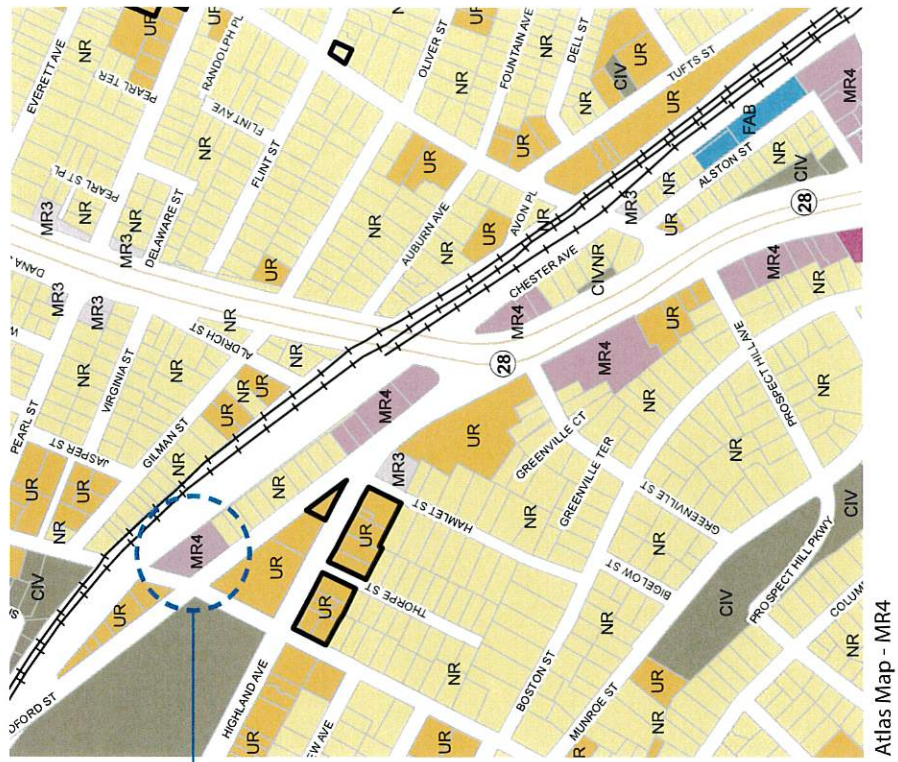
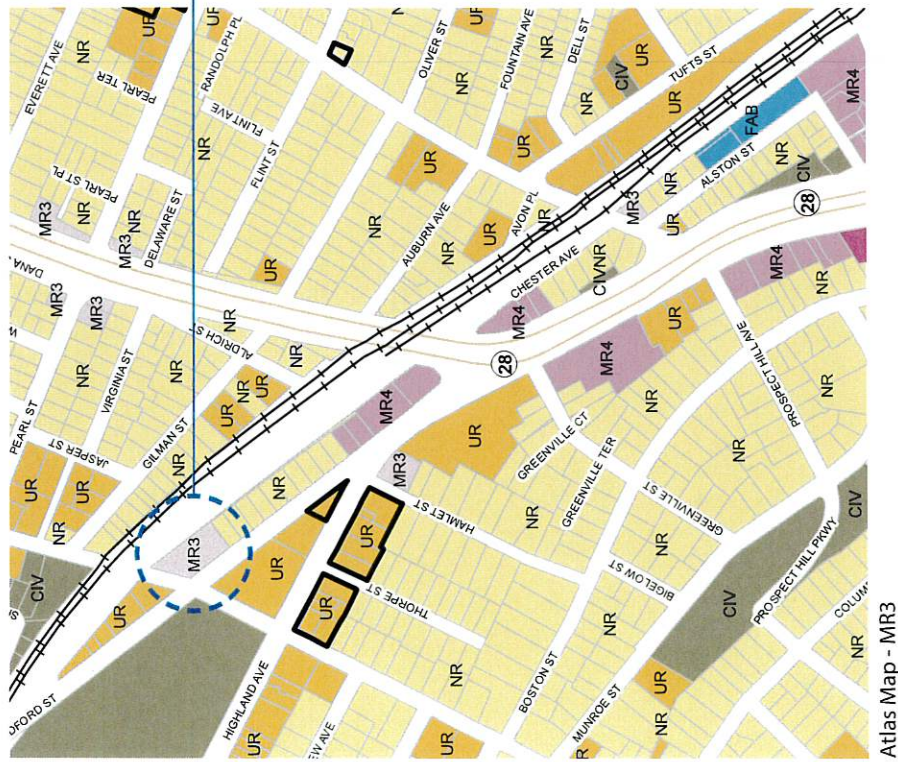
Therefore, the Owner/Applicant seeks to change the current MR3 zoning of the property to Mid-Rise 4 (“MR4”) so that Just A Start and SCLT can build a seven-story, 100% affordable residential structure under the Affordable Housing Overlay (“AHO”) which can create affordable dwelling units near transit.

The change from four stories to seven stories would not have a major impact on the neighborhood. The property is located across the street from the eleven-story Burton Faulkner Towers, and abuts the railroad ROW/Community Path, and streets on two other sides.

Attached is the Somerville Zoning Map showing the Property and illustrating the proposed map change from MR3 to MR4.

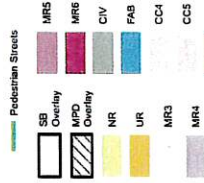
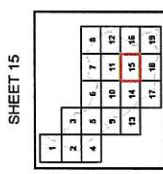
Also attached are shadow studies showing the small impact of making the requested map change.

ZONING COMPARISON



297 Medford Street

OFFICIAL ZONING MAP



An aerial photograph of a residential neighborhood in Somerville, MA. The image shows a dense grid of houses with grey roofs and green trees. A large, modern white building with a flat roof is prominent in the lower-left foreground. The overall scene is captured from a high angle, looking down on the street layout.

JUA

MEDFORD STREET SUN STUDY

297 MEDFORD ST, SOMERVILLE MA

PHASE 0 | PRE-DESIGN

01/29/2025

joethearchitect.com

ZONING ANALYSIS



ZONING PROJECT INFORMATION

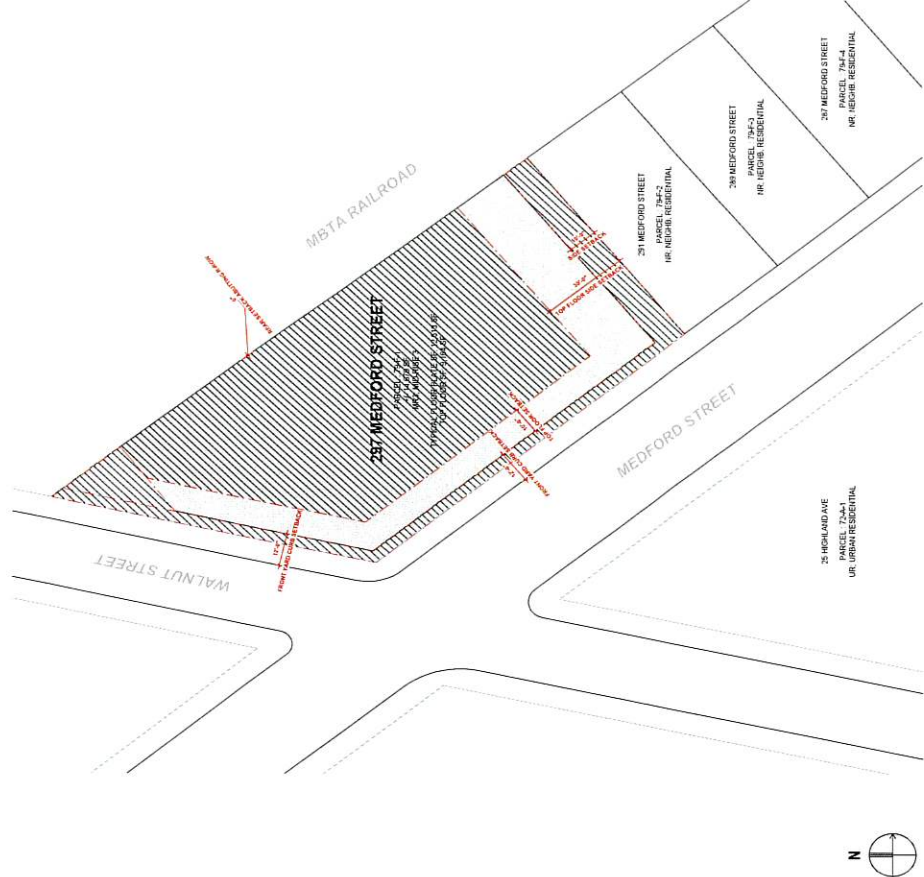
Property Address: 297 Medford Street, Somerville MA 02143
 Zoning Ordinance/Law Authority: Somerville Zoning Ordinance
 Zoning District: MR3 (Mid-Rise 3)
 Zoning Subdistrict (if applicable): N/A
 Overlay District (if applicable): Affordable Housing Overlay
 Map/lot: Lot 79-F-1
 Parcel ID: 1270

USE & OCCUPANCY	ZONING DATA	SECTION NO.	BASE CODE	PROPOSED
		MR3.2	Max 4-Story high buildings: apartment, general, or commercial	Mid-rise, 4-story Apartment Building
LOT COVERAGE		3.2.7	90%	85% - 12,513 sf
STREET FRONTAGE		3.2.7	200' max	123'
FRONT SETBACK		3.2.7	2' min - 12' max	4'
CURB SETBACK		3.2.7	12' min	12'
SIDE SETBACK (1ST-3RD STORY ABUTTING NR OR LHD)		8.1.6	10'	10'
SIDE SETBACK (4TH STORY ABUTTING NR OR LHD)		8.1.6	30'	30'
REAR SETBACK (ABUTTING ALLEY OR RAIL RIGHT OF WAY)		3.2.7	0'	0'
BUILDING HEIGHT (STORIES)		8.1.6	3 min - 4 max	4 stories
BUILDING HEIGHT (FT)		8.1.6	50' max	40'
ROOF TYPE		3.2.7	Flat	Flat
LOT WIDTH		8.1.6	30' min	Existing
GREEN SCORE		8.1.6	0.25 min - 0.30 ideal	TBD
OPEN SPACE (%)		8.1.6	15% min - 2,202 sf	- 6,000 sf

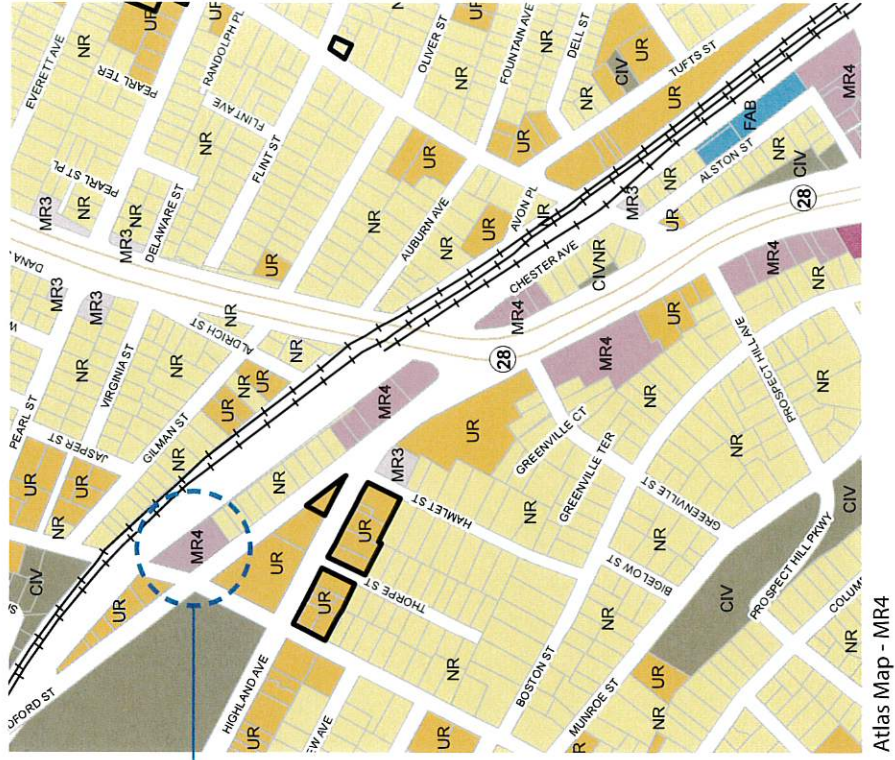
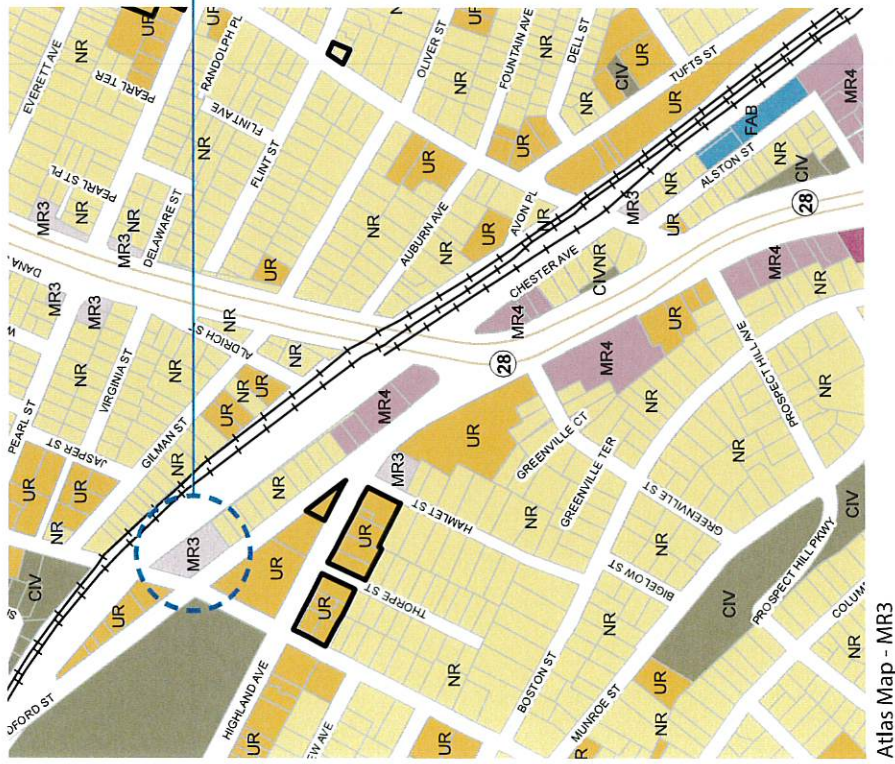
ZONING PROJECT INFORMATION

Zoning District: MR4 (Mid-Rise 4)
 Overlay District (if applicable): Affordable Housing Overlay

USE & OCCUPANCY	ZONING DATA	SECTION NO.	BASE CODE	PROPOSED
		MR4.2	Max 7-Story high buildings: apartment, general, or commercial	Mid-rise, 7-story Apartment Building
LOT COVERAGE		4.2.7	90%	85% - 12,513 sf
STREET FRONTAGE		4.2.7	200' max	123'
FRONT SETBACK		4.2.7	2' min - 12' max	4'
FRONT SETBACK (TOP STORY 5 OR MORE STORIES)		4.2.7	10'	10'
CURB SETBACK		4.2.7	12' min	12'
SIDE SETBACK (1ST-3RD STORY ABUTTING NR OR LHD)		8.1.6	0'	10'
SIDE SETBACK (4TH-7TH STORY ABUTTING NR OR LHD)		8.1.6	0'	30'
REAR SETBACK (ABUTTING ALLEY OR RAIL RIGHT OF WAY)		3.2.7	0'	0'
BUILDING HEIGHT (STORIES)		8.1.6	3 min - 7 max	7 stories
BUILDING HEIGHT (FT)		4.2.7	85' max	70'
ROOF TYPE		4.2.7	Flat	Flat
LOT WIDTH		8.1.6	30' min	Existing
GREEN SCORE		8.1.6	0.25 min - 0.30 ideal	TBD
OPEN SPACE (%)		8.1.6	15% min - 2,202 sf	- 6,000 sf

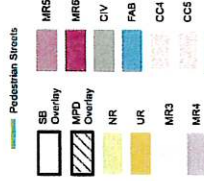
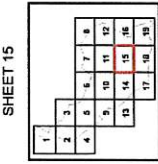


ZONING COMPARISON



297 Medford Street

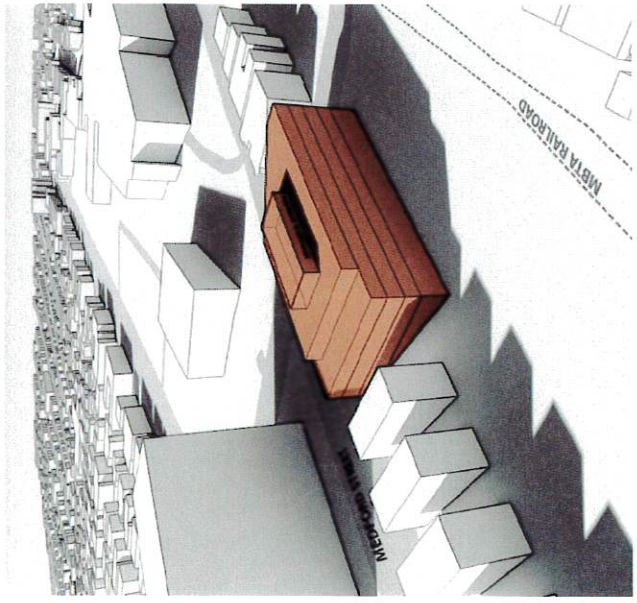
OFFICIAL ZONING MAP



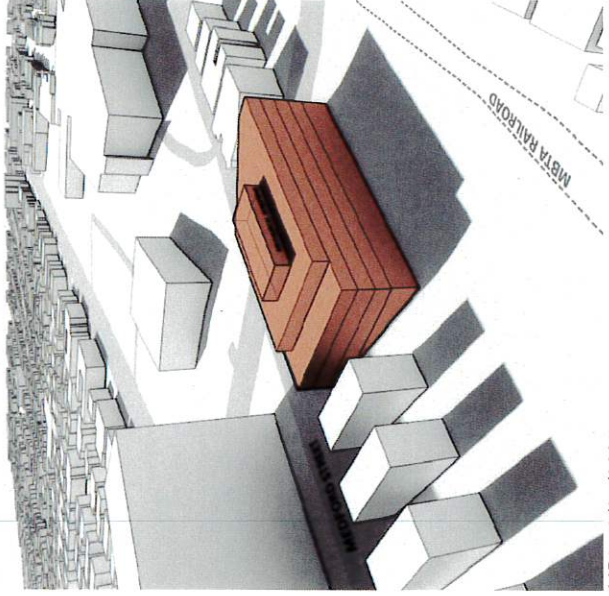
SUN STUDY - MR3



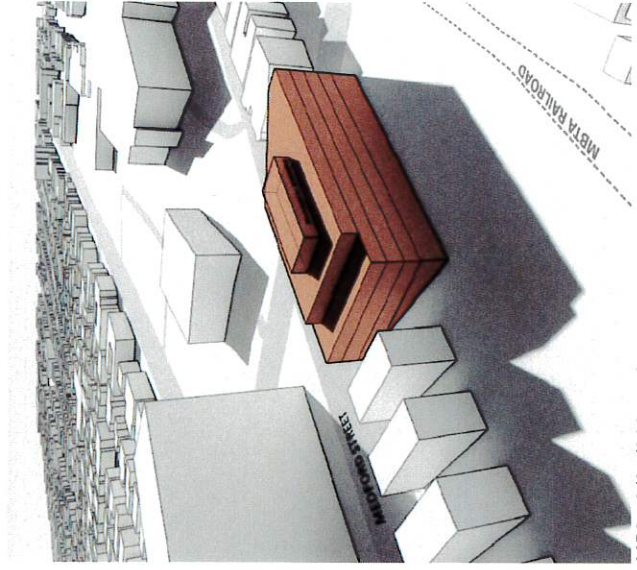
SEPTEMBER 21ST - AUTMNAL EQUINOX



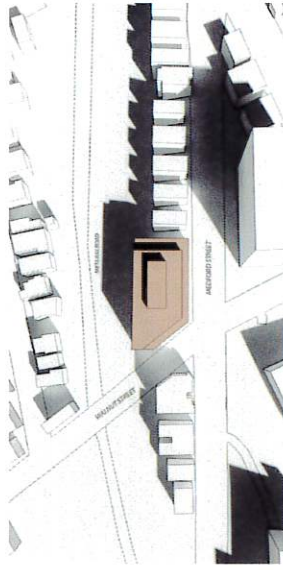
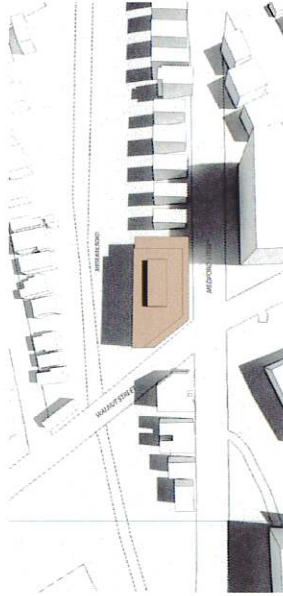
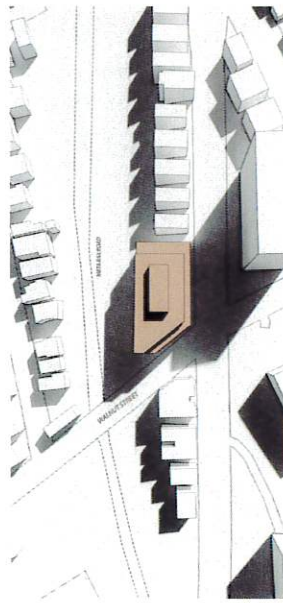
MR3 - 9/21/2025 @ 9am



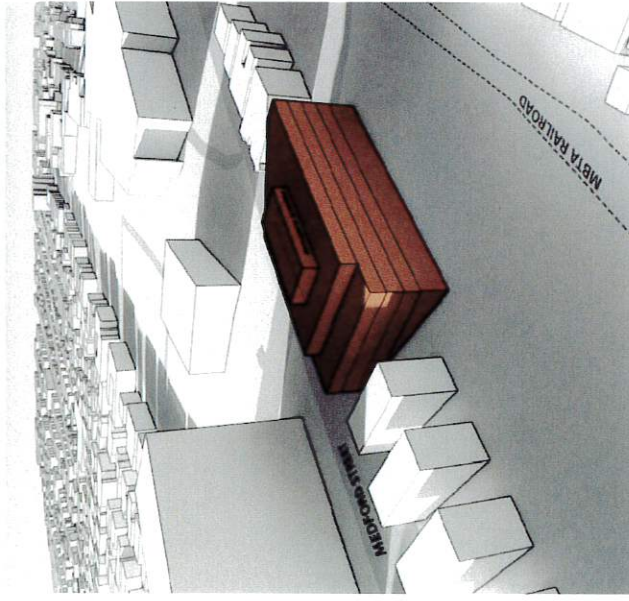
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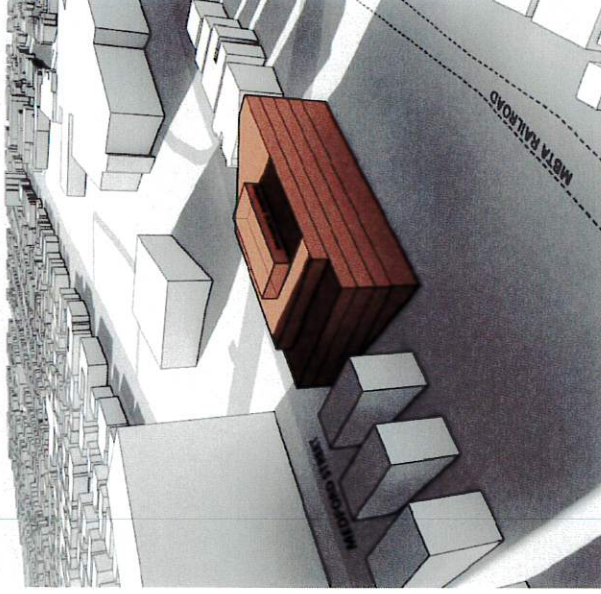
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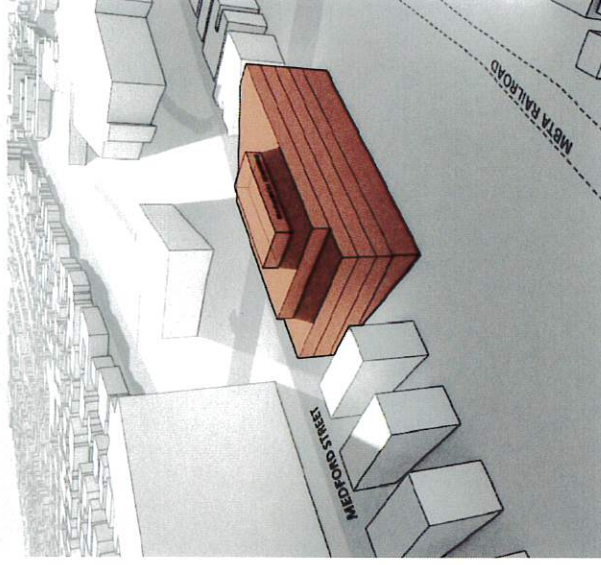
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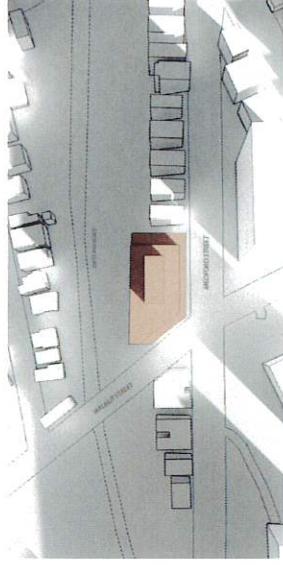
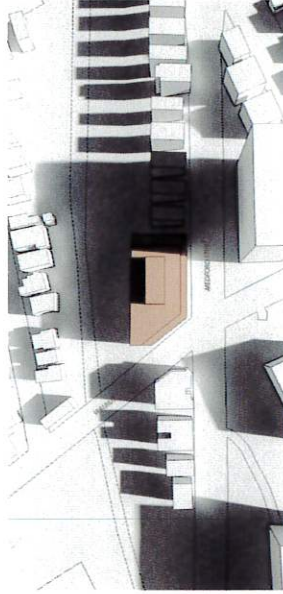
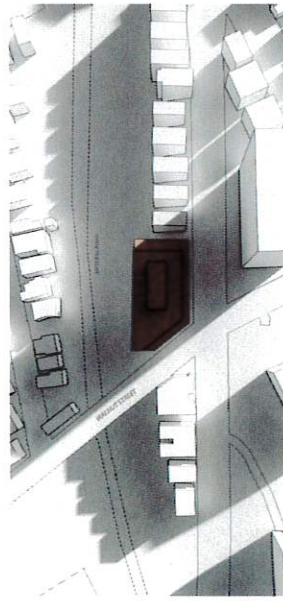
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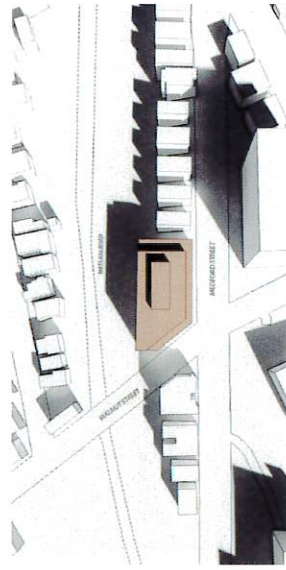
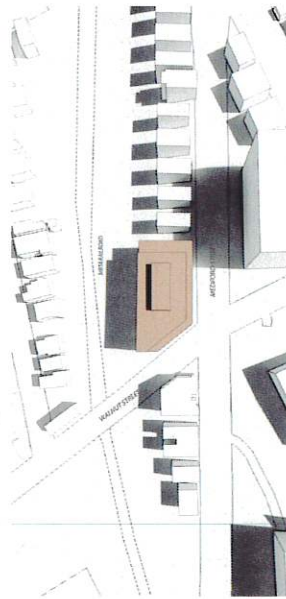
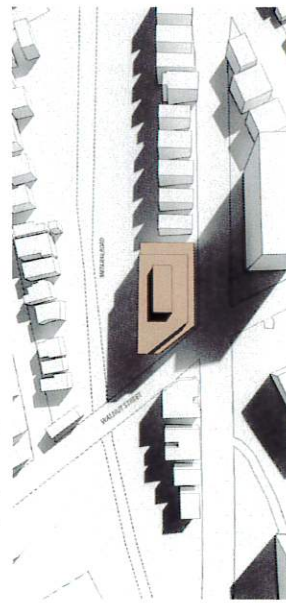
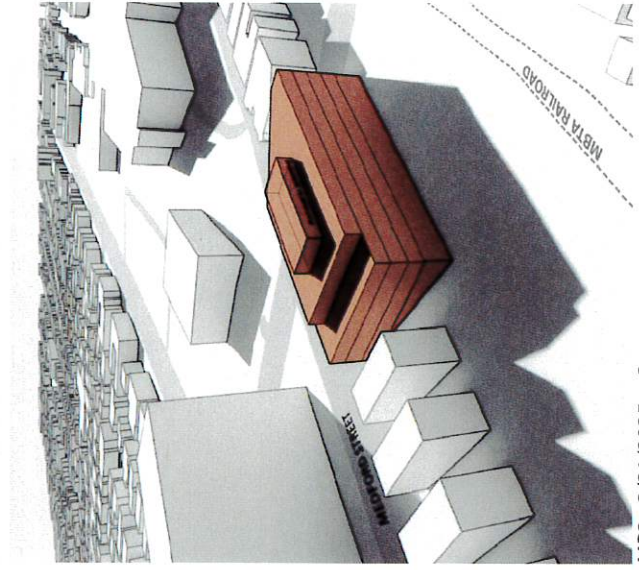
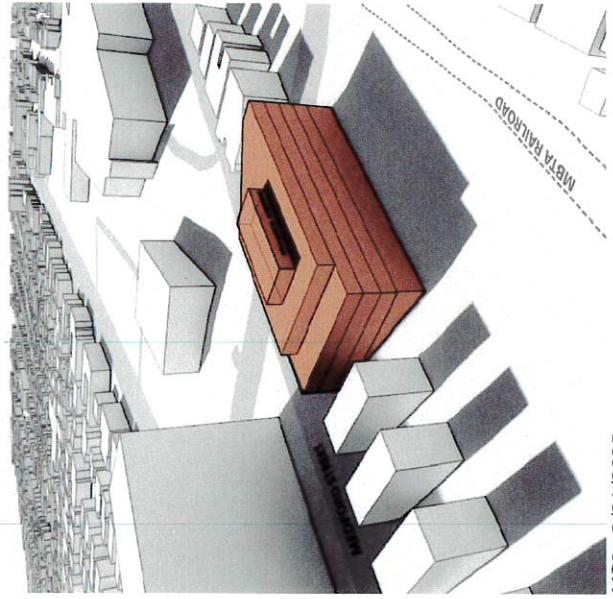
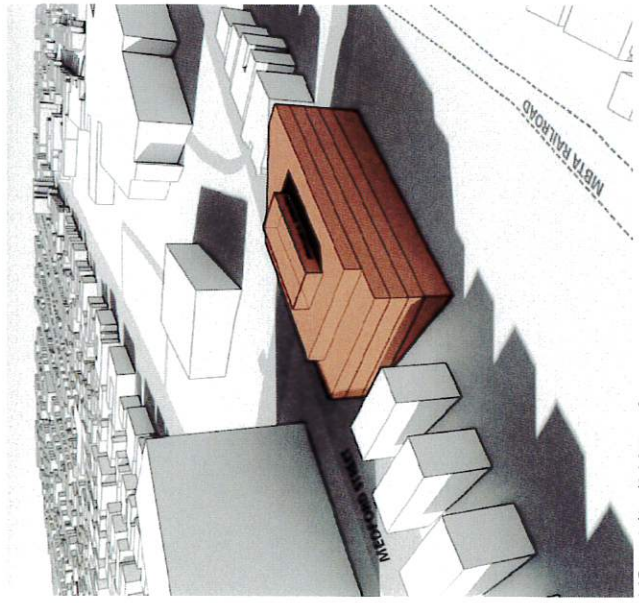
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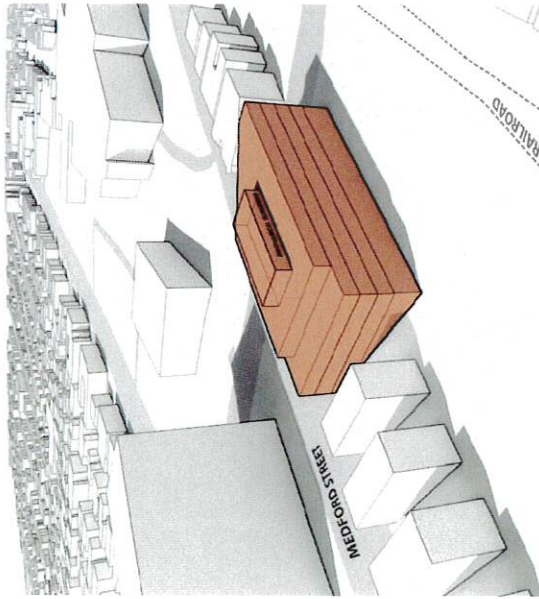
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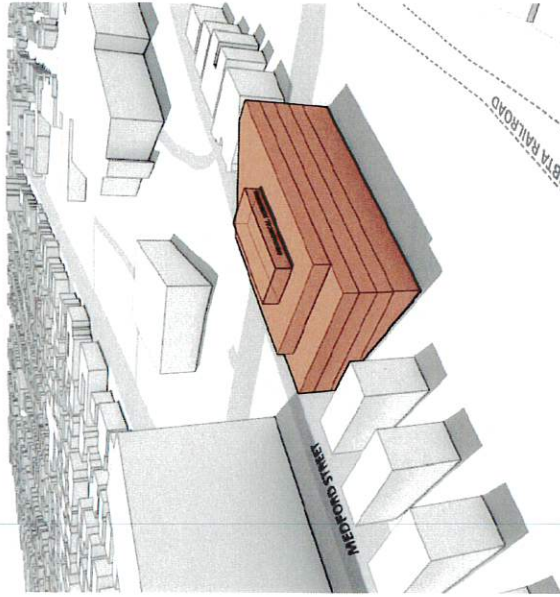
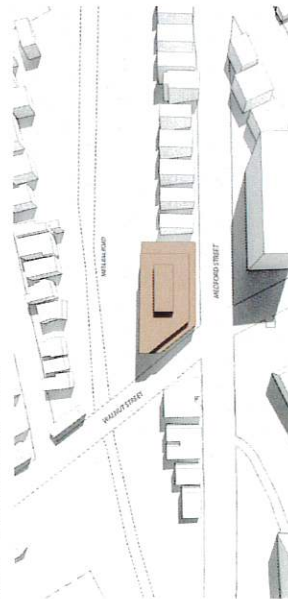
MARCH 21ST - SPRING EQUINOX



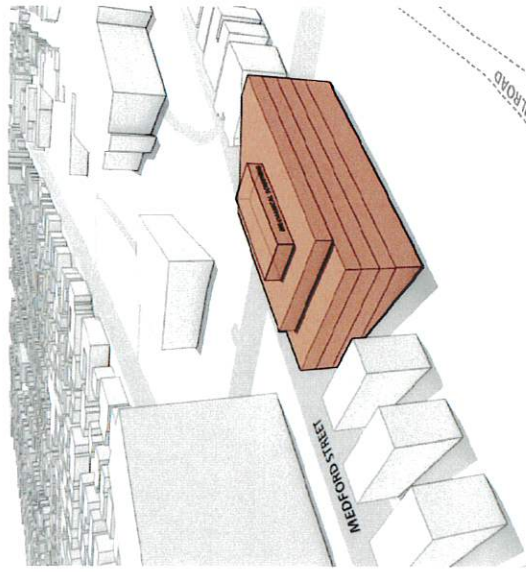
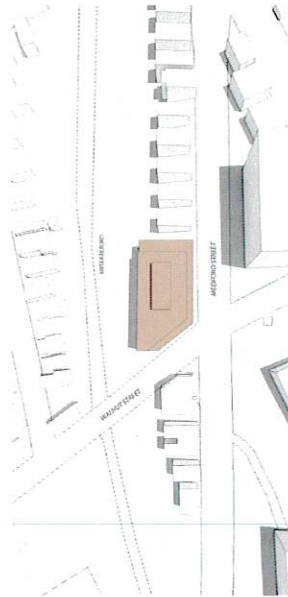
JUNE 21ST - SUMMER EQUINOX



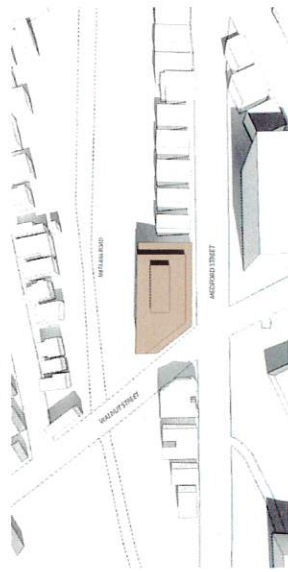
MR3 - 6/21/2025 @ 9am



MR3 - 6/21/2025 @ noon



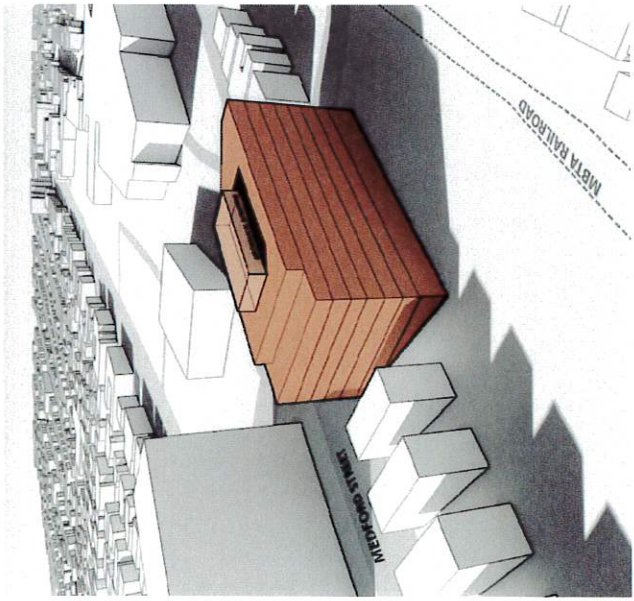
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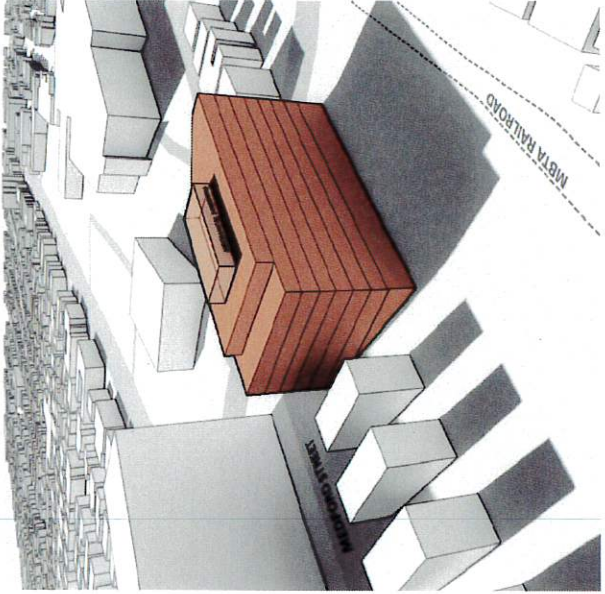
SUN STUDY - MR4



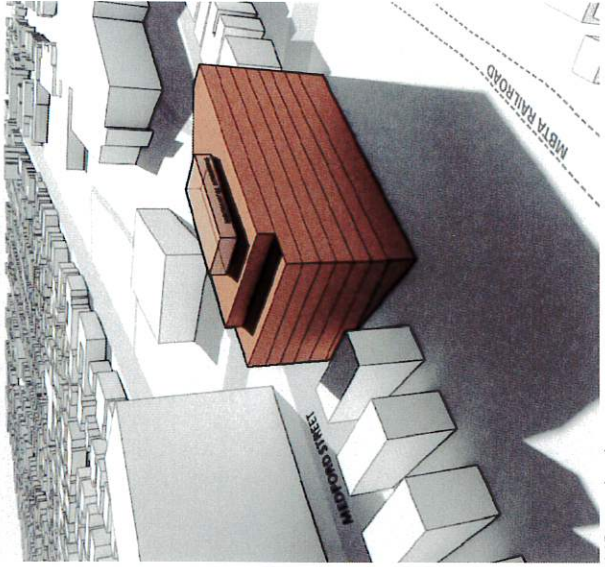
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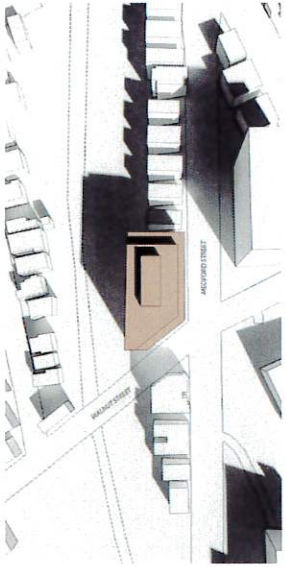
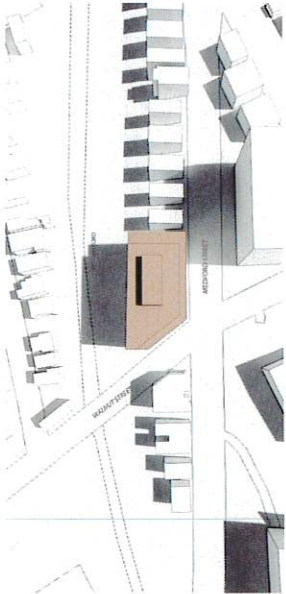
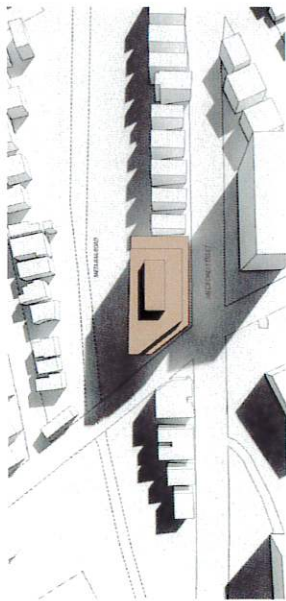
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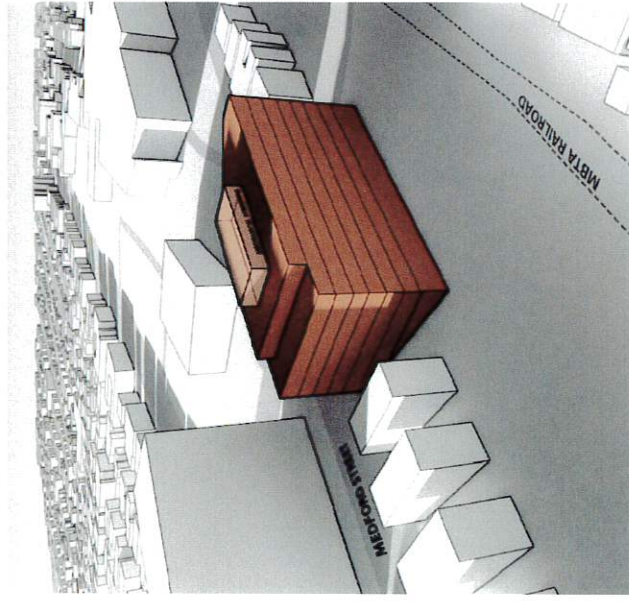
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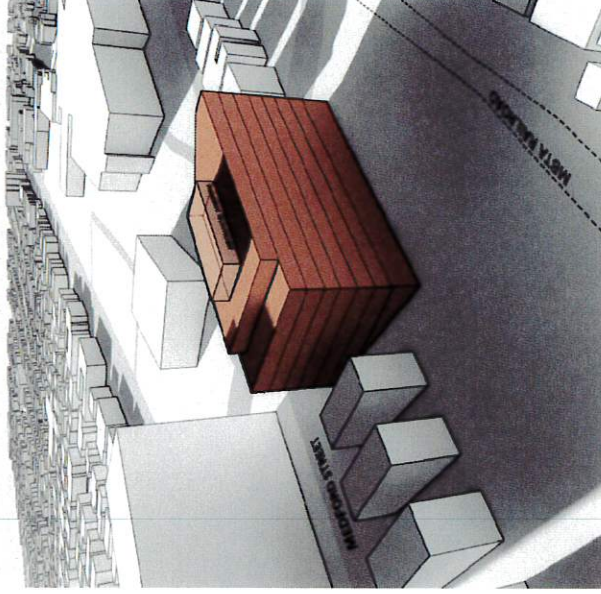
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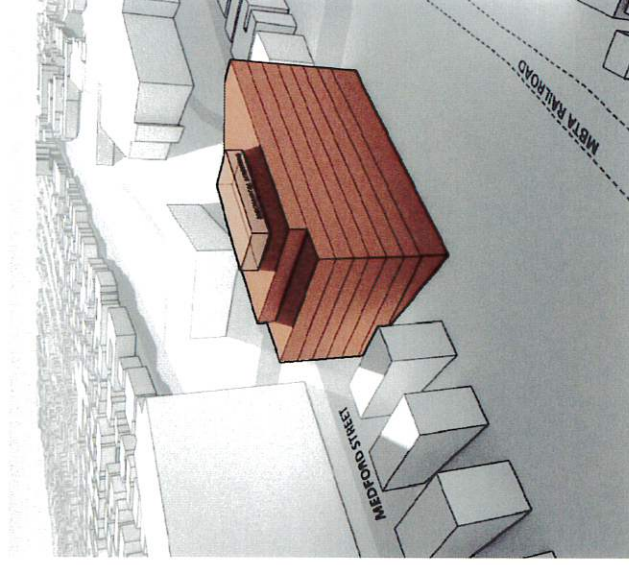
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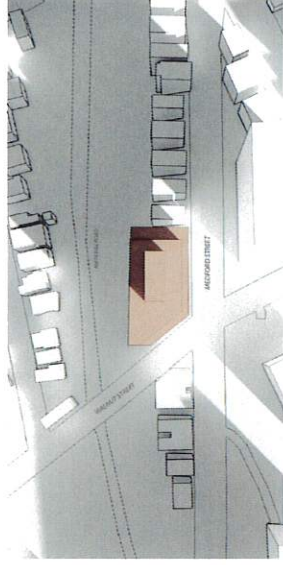
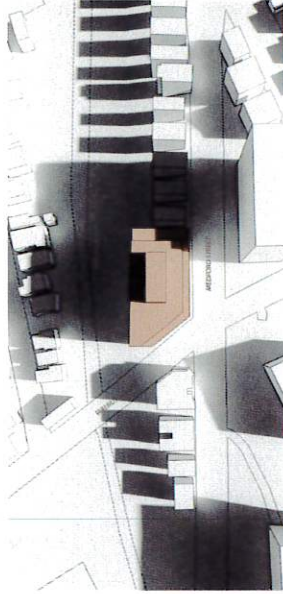
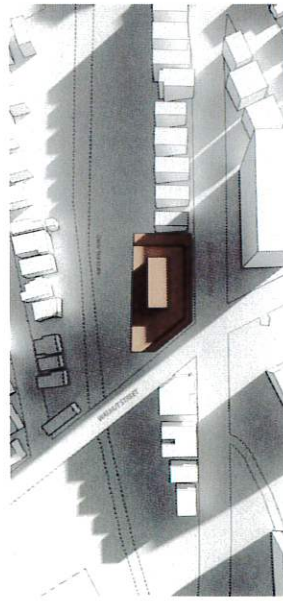
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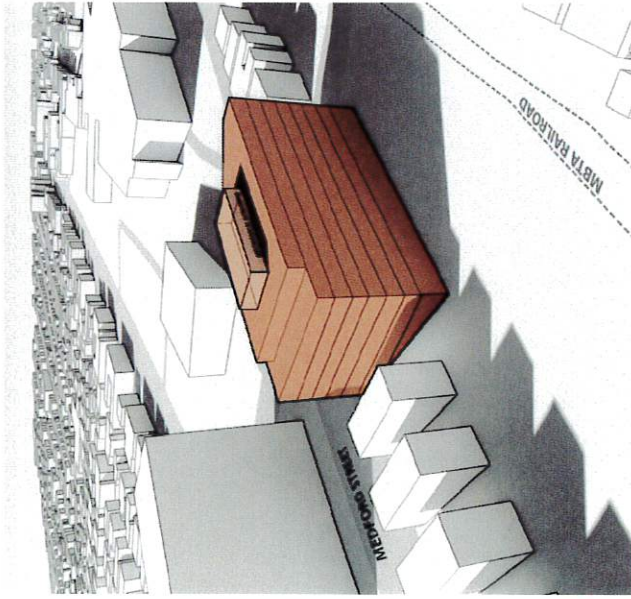
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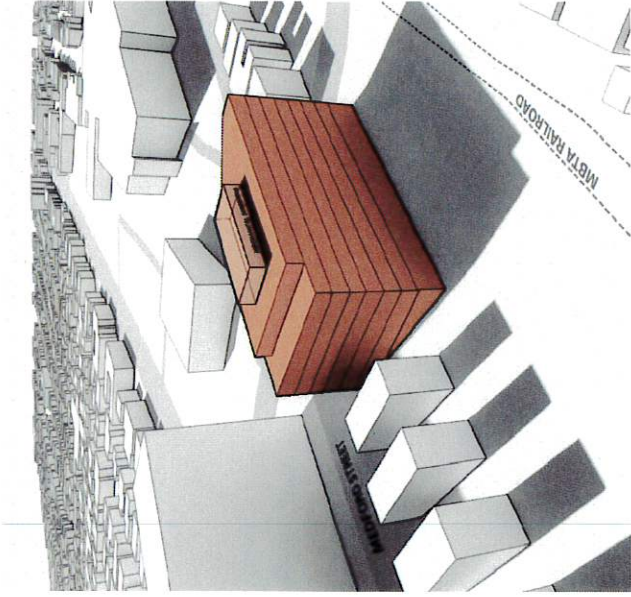
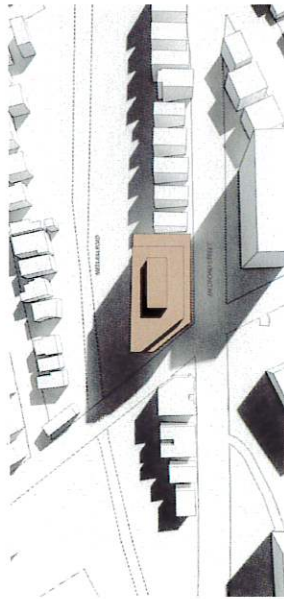
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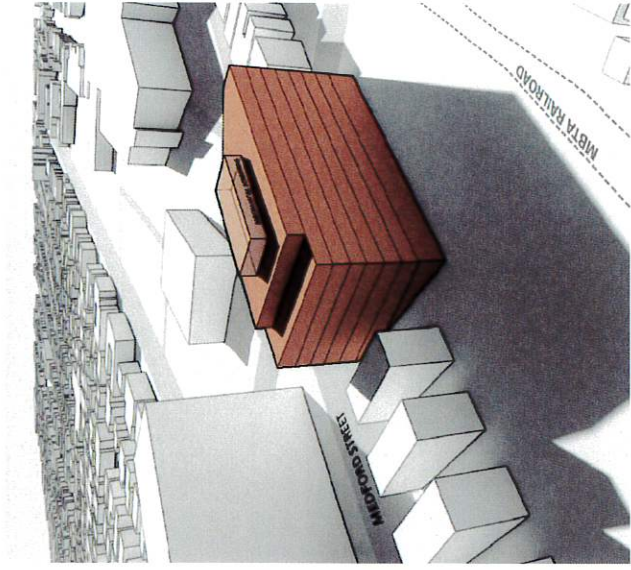
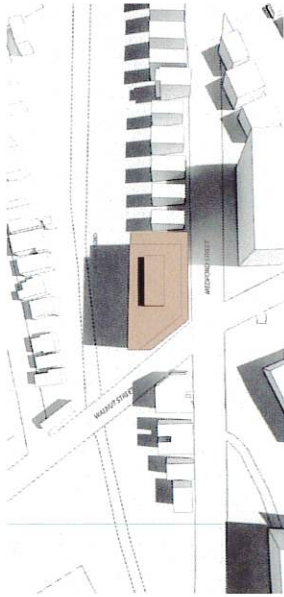
SEPTEMBER 21ST - AUTUMNAL EQUINOX



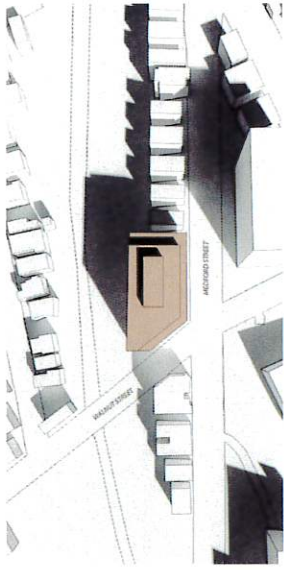
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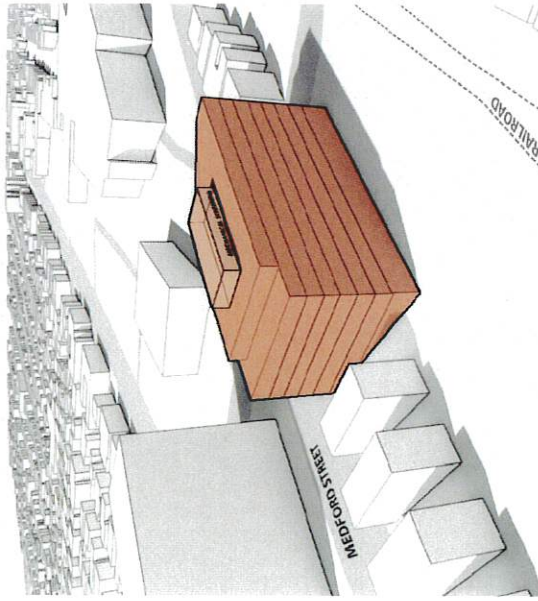
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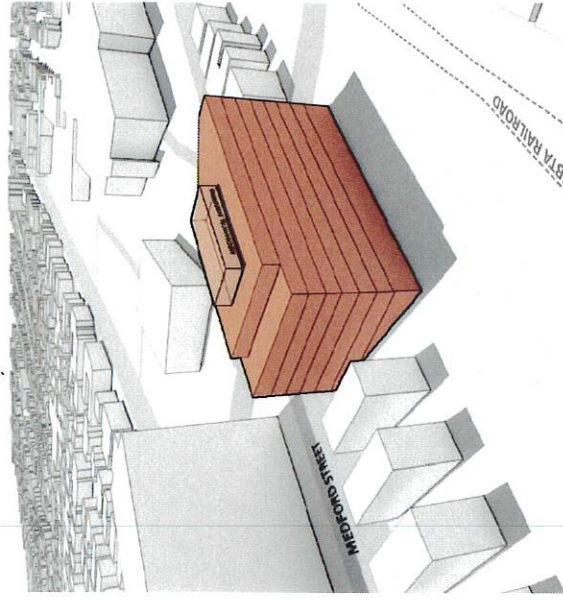
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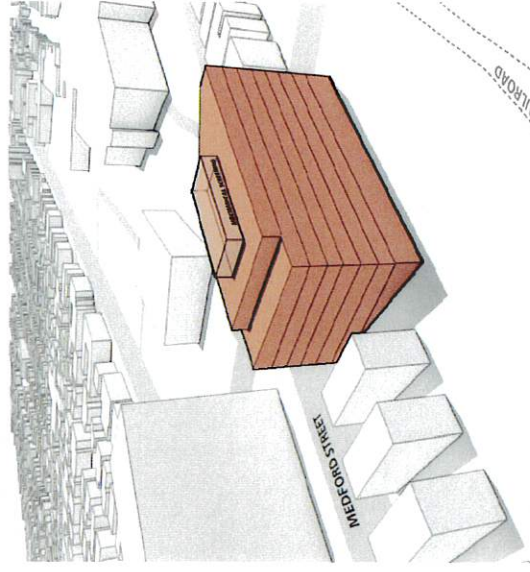
JUNE 21ST - SUMMER EQUINOX



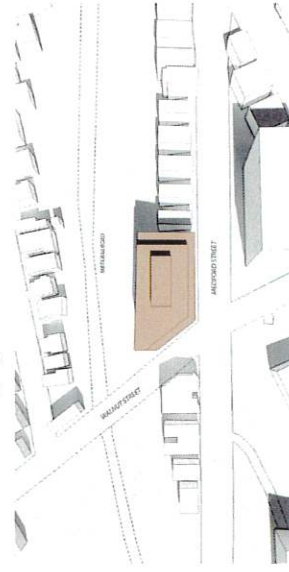
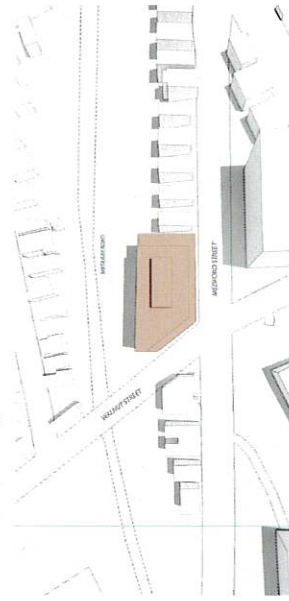
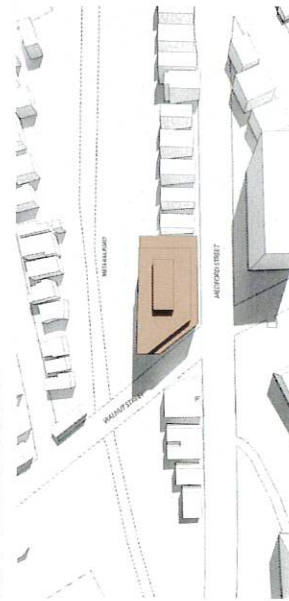
MR4 - 6/21/2025 @ 9am



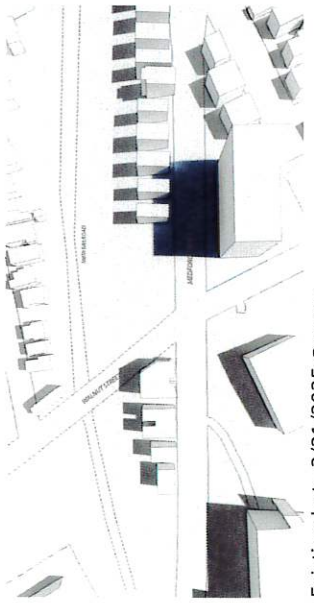
MR4 - 6/21/2025 @ noon



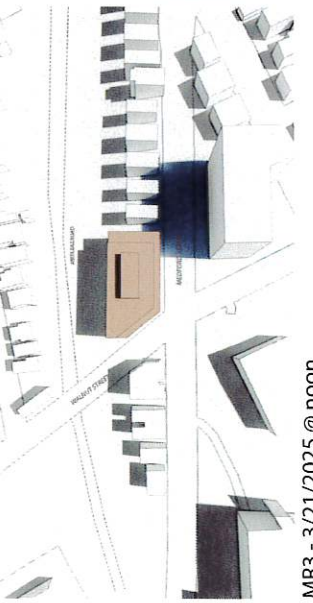
MR4 - 6/21/2025 @ 3pm



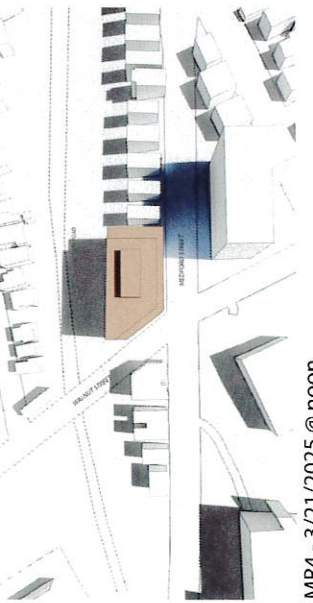
SHADOW STUDY COMPARISON



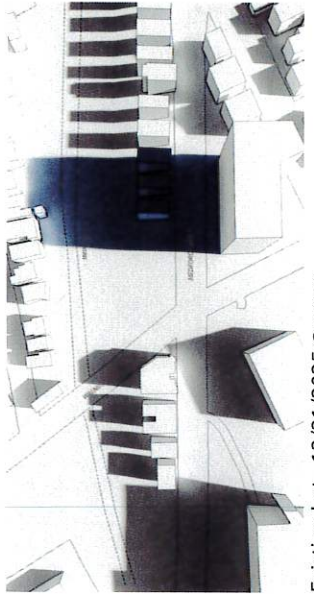
Existing Lot - 3/21/2025 @ noon



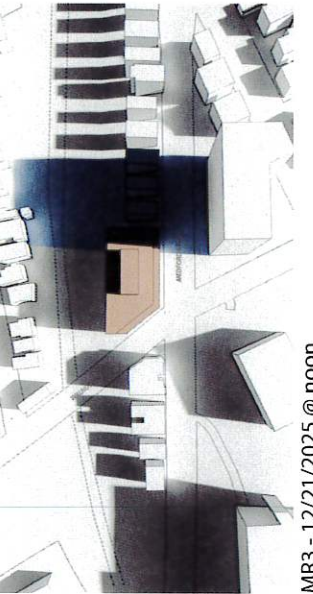
MR3 - 3/21/2025 @ noon



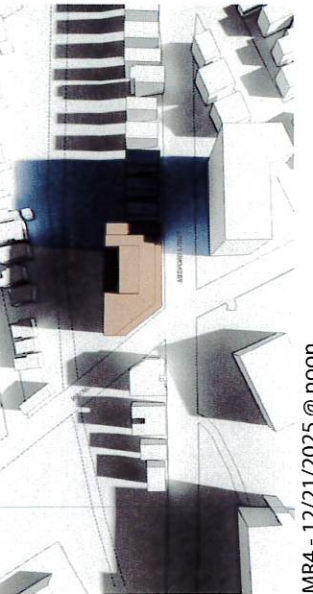
MR4 - 3/21/2025 @ noon



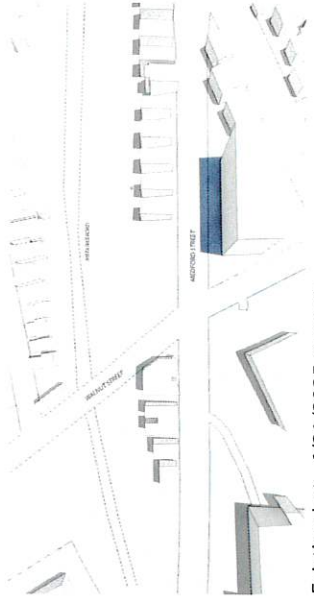
Existing Lot - 12/21/2025 @ noon



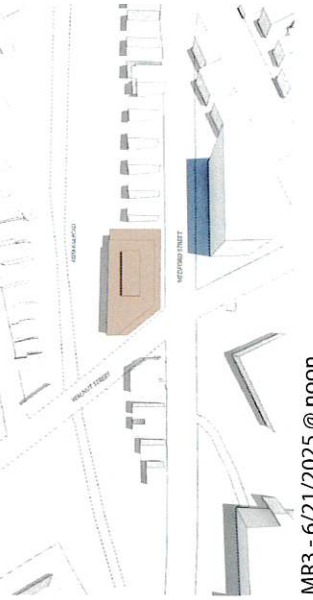
MR3 - 12/21/2025 @ noon



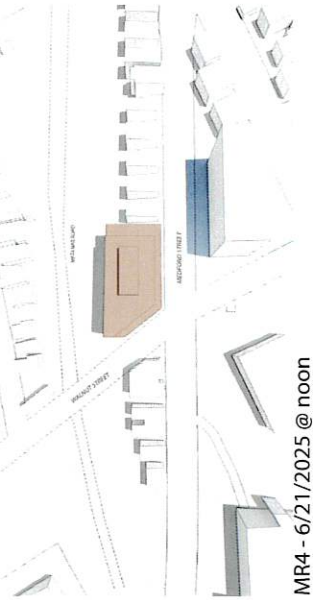
MR4 - 12/21/2025 @ noon



Existing Lot - 6/21/2025 @ noon

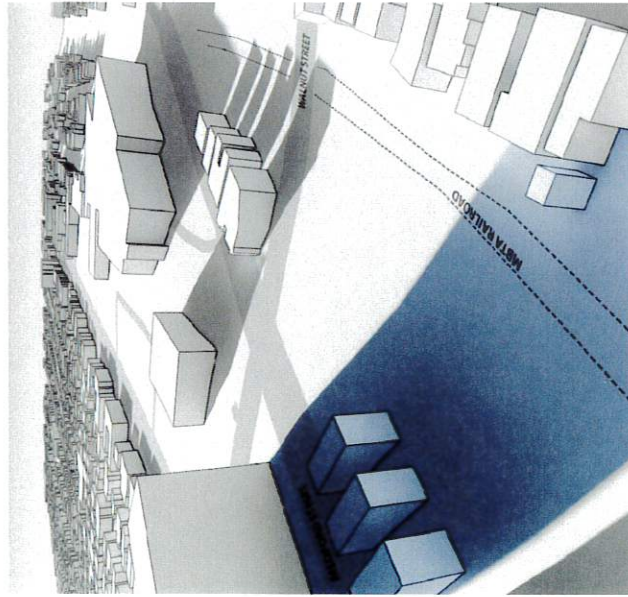


MR3 - 6/21/2025 @ noon

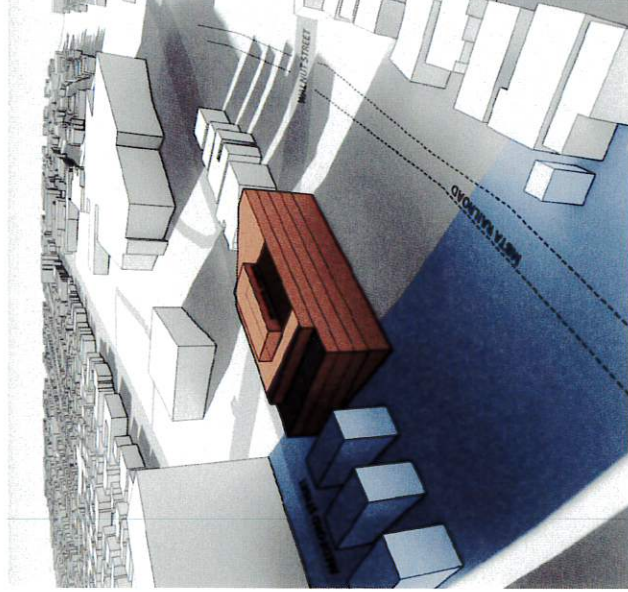


MR4 - 6/21/2025 @ noon

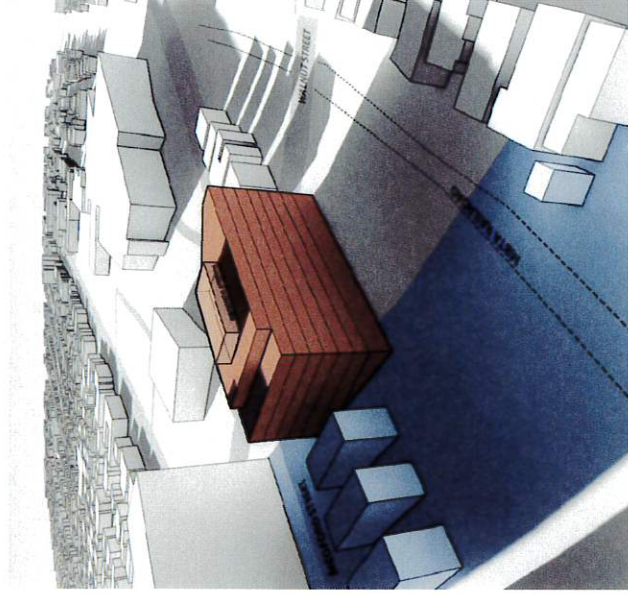
SHADOW STUDY COMPARISON - WINTER EQUINOX



Existing Lot - 12/21/2025 @ noon



MR3 - 12/21/2025 @ noon



MR4 - 12/21/2025 @ noon

THANK YOU

