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ATTORNEYS AT LAW

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SOMERVILLE, MA 02144

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2023 APR -4 A 11: 53

ADAM DASH
PAUL METSCHER
MARK SHEEHAN

CITY CLERK'S OFFICE
SOMERVILLE, MA

VIA HAND DELIVERY

April 4, 2023

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.

Thank you.

Very truly yours,



Adam Dash



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2023 APR -4 A 11: 53

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 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:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:

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: _____
Address:	

Name:	Signature: _____
Address:	

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

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	



ZONING MAP AMENDMENT APPLICATION

Property: 295-297 Medford Street and 93 Walnut Street

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

Agent for Owner and Applicant: Adam Dash, Esq.

April 4, 2023

To: Hon. Matthew McLaughlin, Ward 1 Councilor and Chair of the Land Use Committee

Kimberly Wells, City Clerk

Sarah Lewis, Planning Director

The Owner/Applicant, John Fragione and Agostino Feola, Trustees of Frala Realty Trust owns the property located 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 also located in the ¼ mile Transit Area near the new Gilman Square Green Line station.

The Owner/Applicant seeks to construct a five-story residential structure under the Somerville Zoning Ordinance ("SZO"), however, the Property is located in the Mid-Rise 3 (MR3) zoning district, which does not allow for five story structures.

Therefore, the Owner/Applicant seeks to change the current MR3 zoning of the property to Mid-Rise 5 ("MR5") so that the Owner/Applicant can build a five-story residential structure which is net zero ready, can meet the basic mid-rise intent of the SZO for the property by constructing an Apartment Building building type, can add more residential units near transit, can create more affordable dwelling units ("ADU's"), and can provide more, much-needed housing in the City.

Without the zoning map change, the redevelopment of this old automotive site would be hampered, and the number of dwelling units, including the number of ADU's, would be reduced. With five stories, the number of ADU's can be increased from about 9 ADU's to about 16 ADU's.

The property is located across the street from the eleven-story Burton Faulkner Towers, and abuts the railroad tracks on one side and streets on two other sides, such that the impact of going from three stories to five stories would not have a major impact on the neighborhood.

Filed herewith is the Somerville Zoning Map showing the Property and illustrating the proposed map change from MR3 to MR5.

Also filed herewith are massing models and shadow studies showing the small impact of making the requested map change.

SomerVision 2040's goals regarding the need for more housing and for measures to address climate change and sustainability concerns can be met by building energy efficient residential

structures, such as is being proposed, rather than keeping land vacant. Applicant intends to seek either LEED certifiability or Passive House certifiability.

To quote various portions of SomerVision 2040:

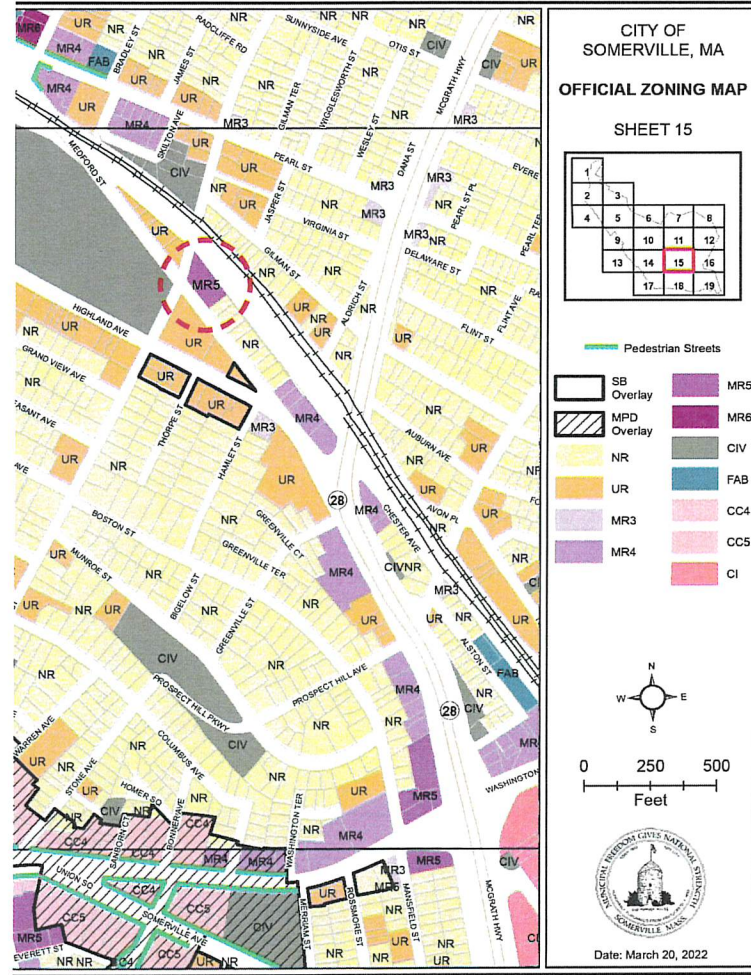
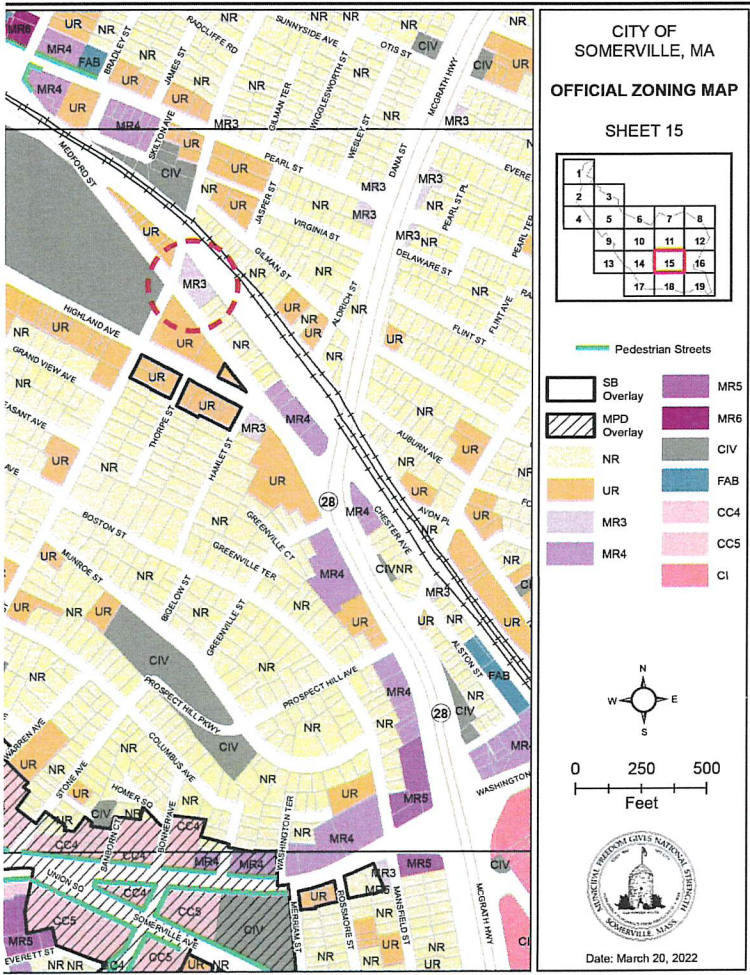
We need to integrate sustainability in all City processes, especially the way we live and move about.

Our infrastructure plays a critical role in improving our sustainability and resiliency to future climate events. We should explore traditional and innovative ways of addressing our problems.

Our housing stock needs to be ready for the 21st century—low energy, resilient, healthy, and comfortable. To meet these goals, the majority of the houses in Somerville need significant renovations.

The best way to achieve these goals is to allow property owners to adapt their existing properties for productive, dense residential uses, particularly near transit. This is what the Owner/Applicant intends to do if the zoning map amendment is approved. Having a large, abandoned, vacant lot near transit does not meet any of the City's goals.

Therefore, the Owner/Applicant requests that the zoning map regarding the Property be amended from MR3 to MR5.



ZONING COMPARISON
MR3 & MR5

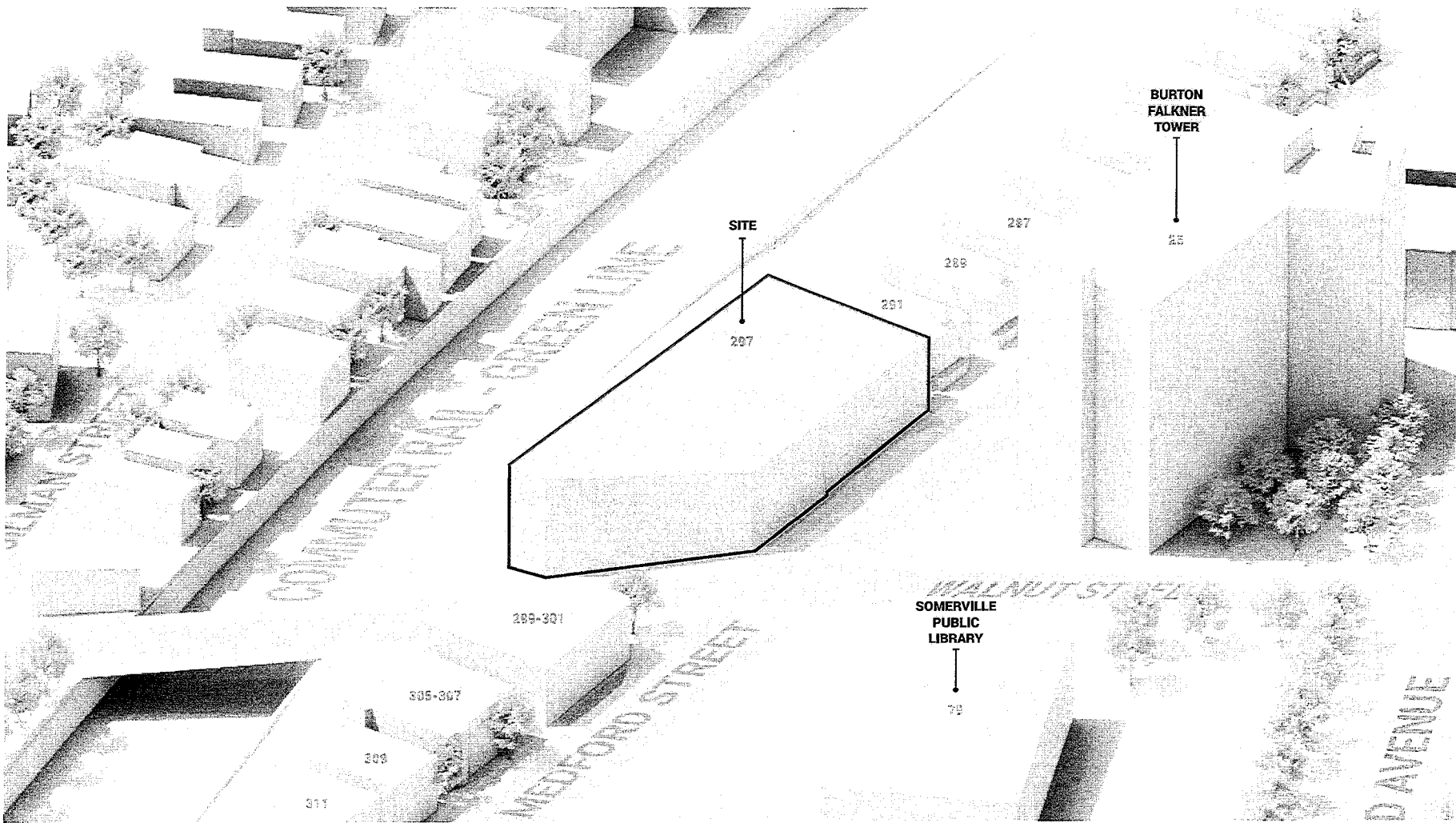
2 ALPINE STREET
MARCH 30 2023



SOLAR SUN STUDY

297 MEDFORD STREET

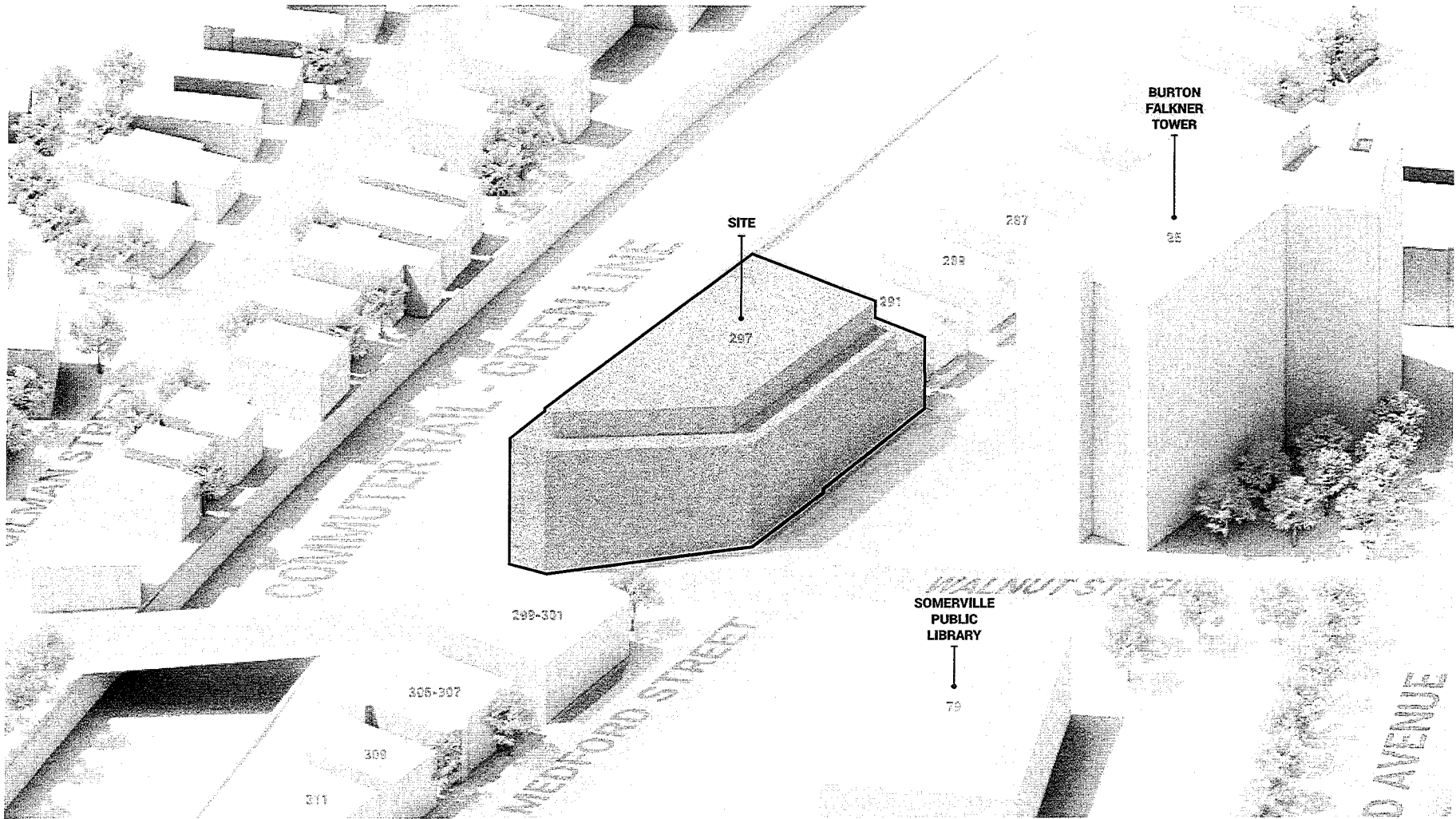
SOMERVILLE MA



MASSING DIAGRAM
MR3 - MID RISE - APARTMENT BUILDING

2 ALPINE STREET
MARCH 30 2023

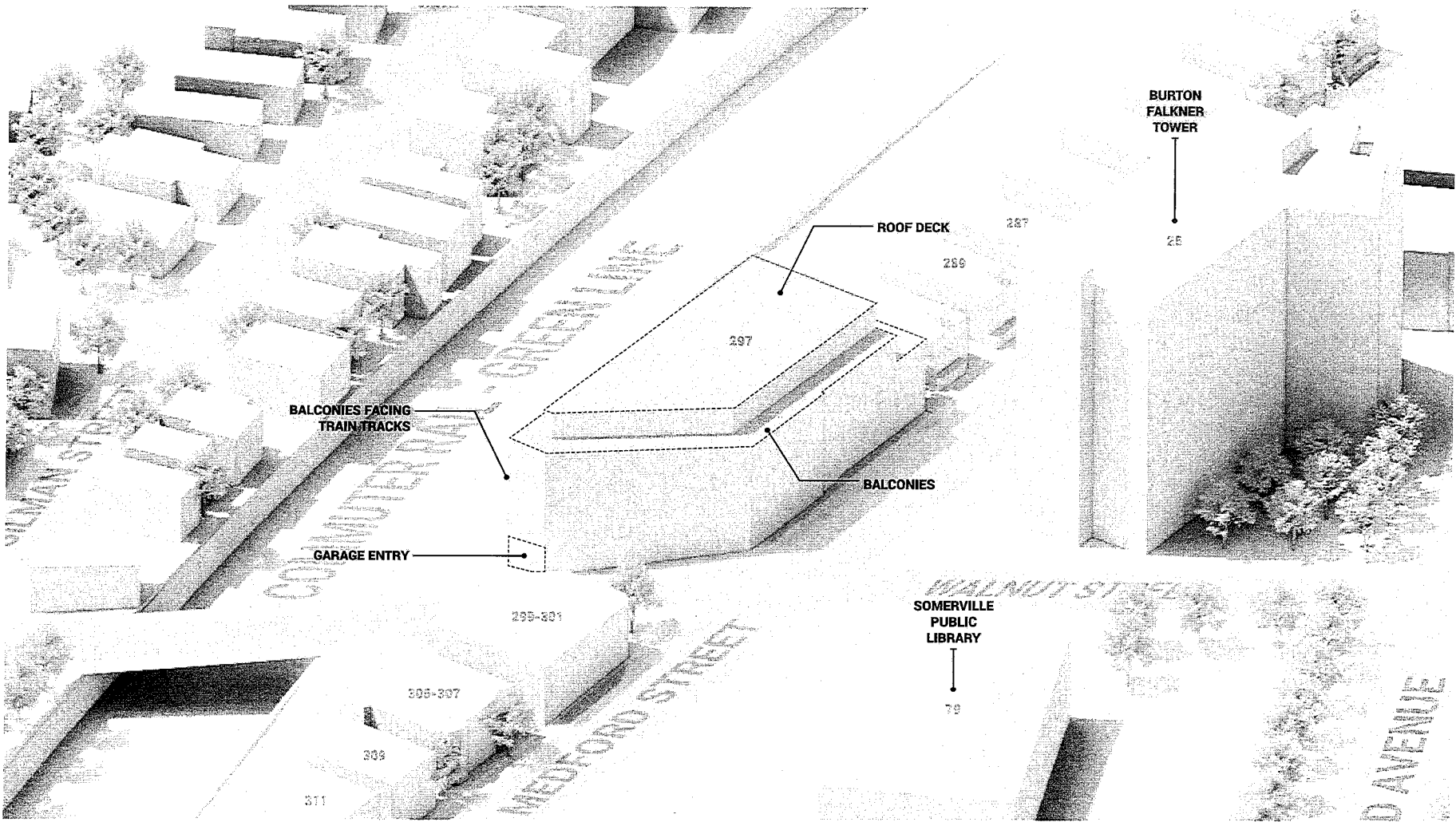
BALANCE
ARCHITECTS **BA**



MASSING DIAGRAM
MR5 - MID RISE - APARTMENT BUILDING

2 ALPINE STREET
MARCH 30 2023

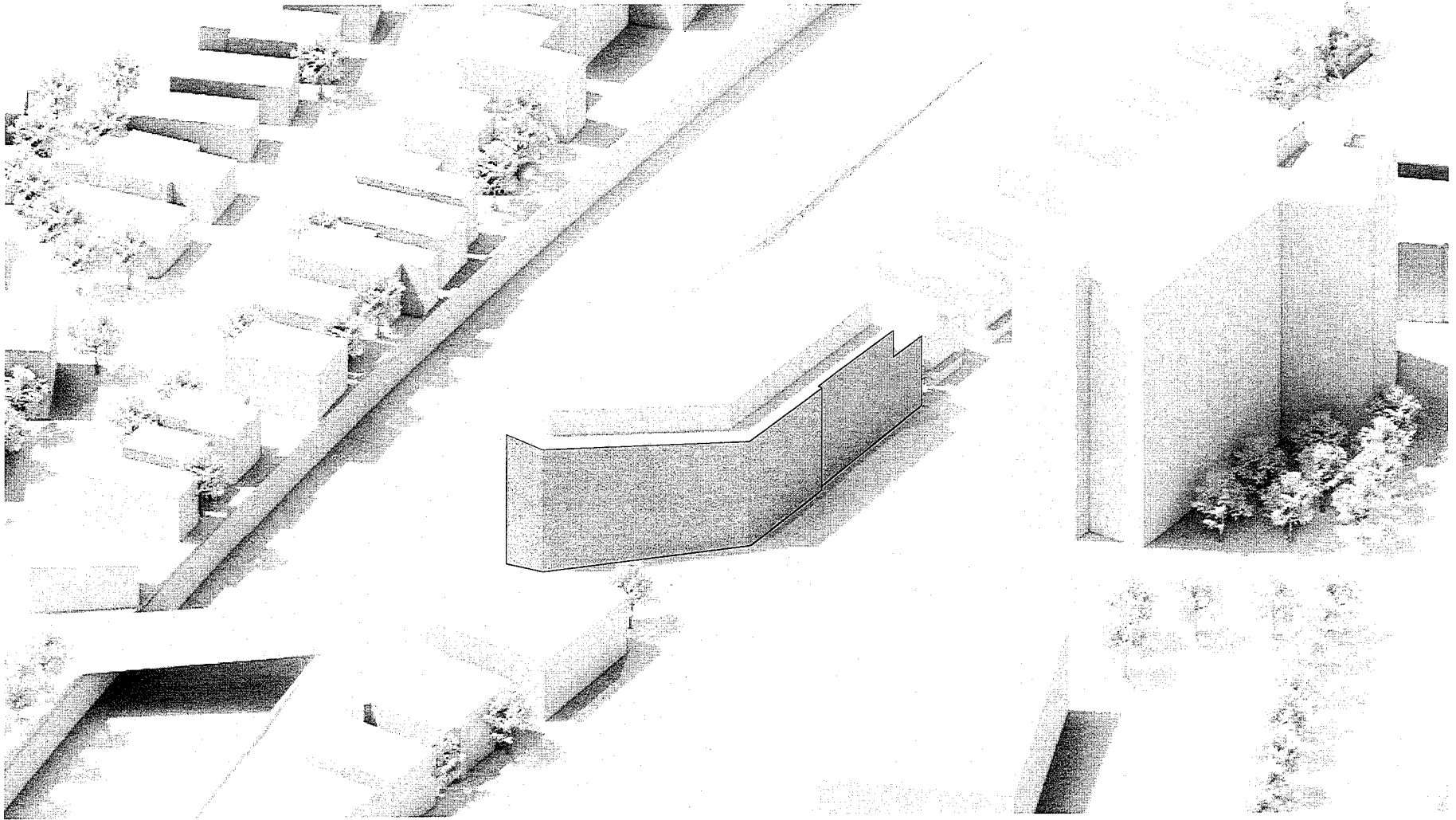




OUTDOOR SPACE / PARKING
 MR5 - MID RISE - APARTMENT BUILDING

2 ALPINE STREET
 MARCH 30 2023

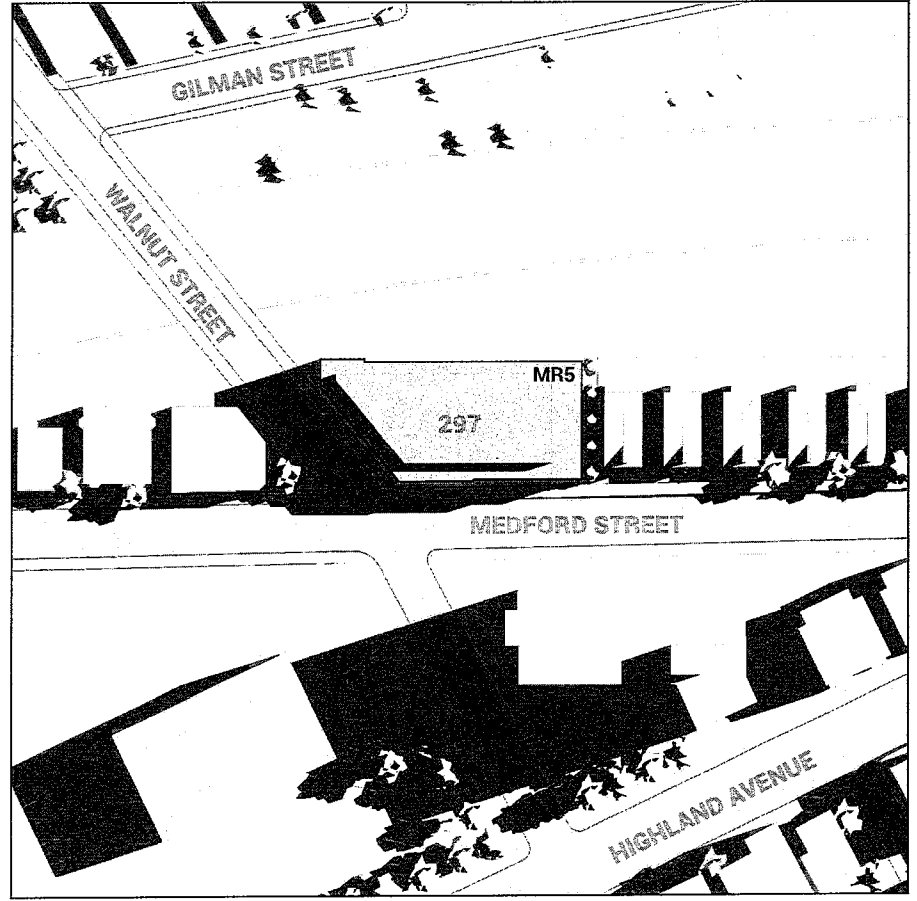




FACADE MATERIAL SEPERATION
MR5 - MID RISE - APARTMENT BUILDING

2 ALPINE STREET
MARCH 30 2023

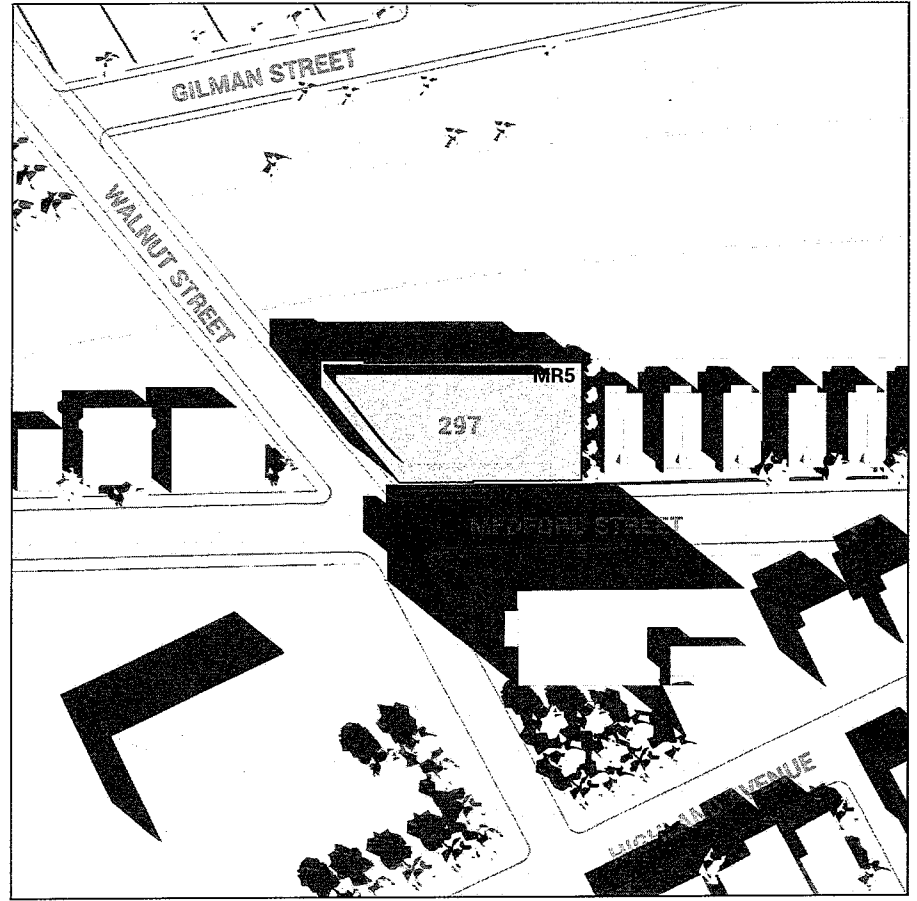
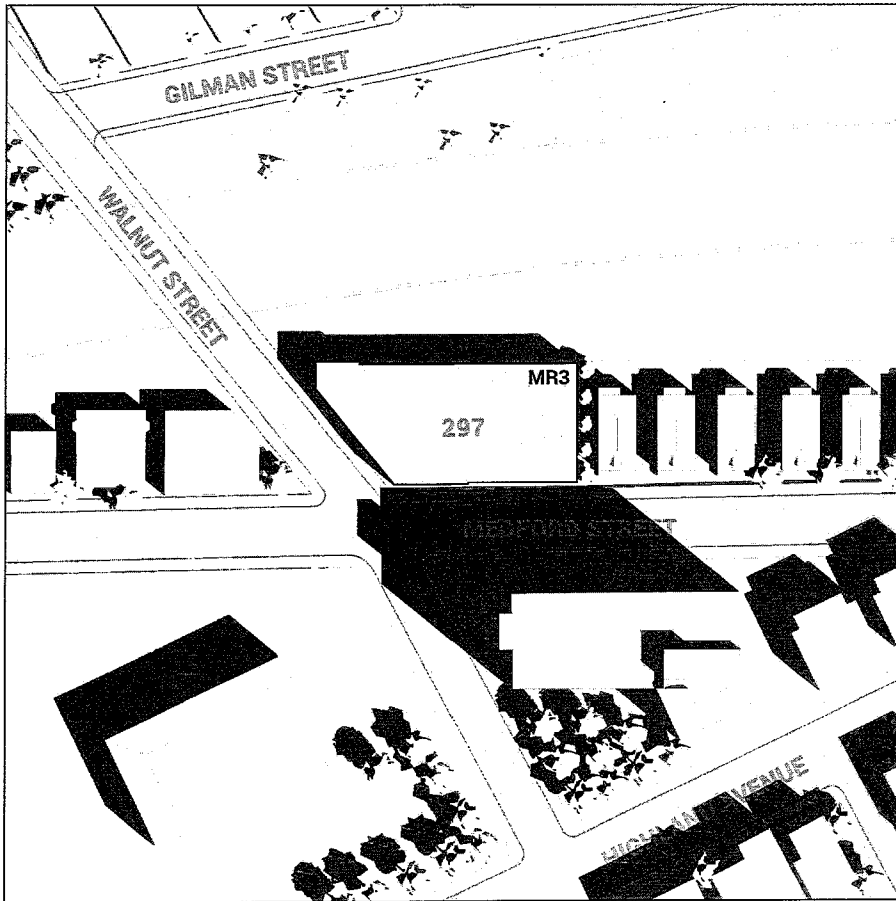
BALANCE
ARCHITECTS **BA**



VERNAL EQUINOX MR3 + MR5
MARCH 21 - 9:00 AM

297 MEDFORD STREET
MARCH 30 2023

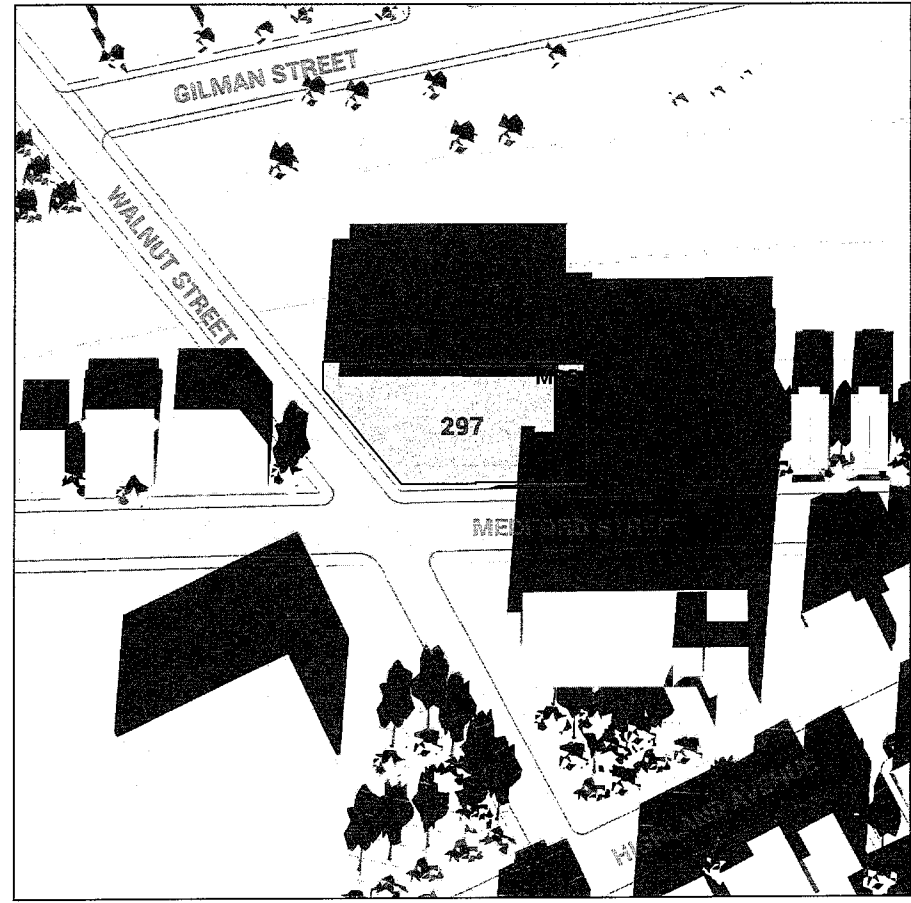
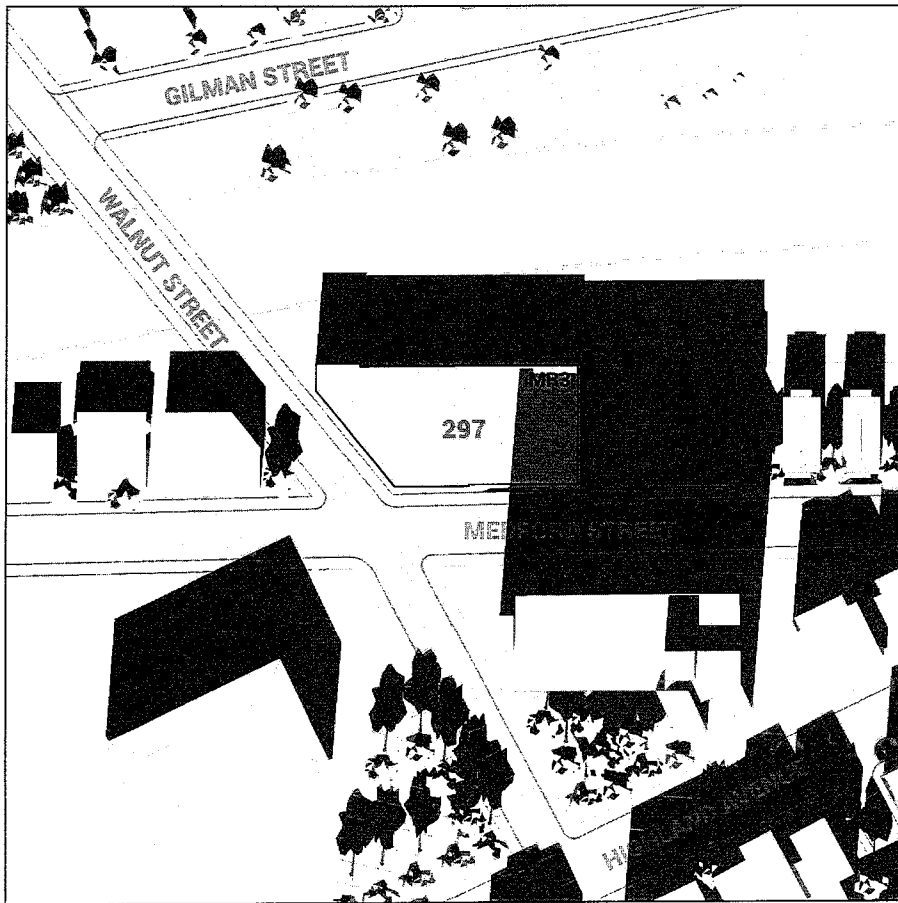
BALANCE
ARCHITECTS **BA**



VERNAL EQUINOX MR3 + MR5
MARCH 21 - 12:00 PM

297 MEDFORD STREET
MARCH 30 2023

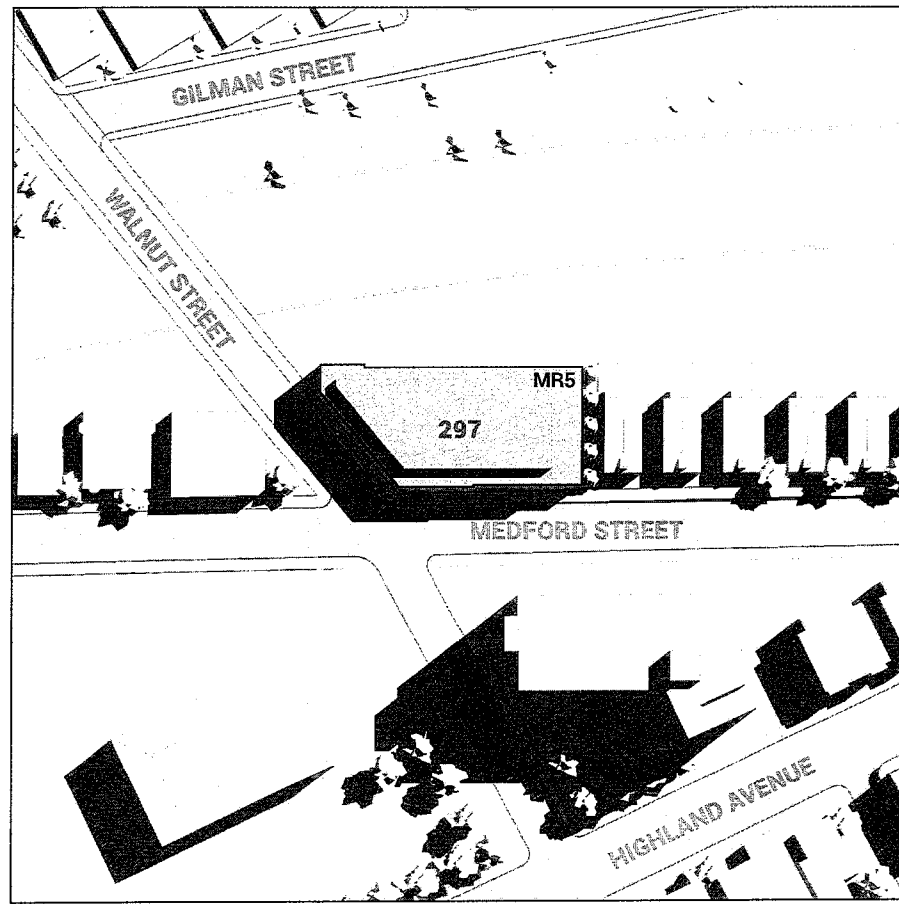
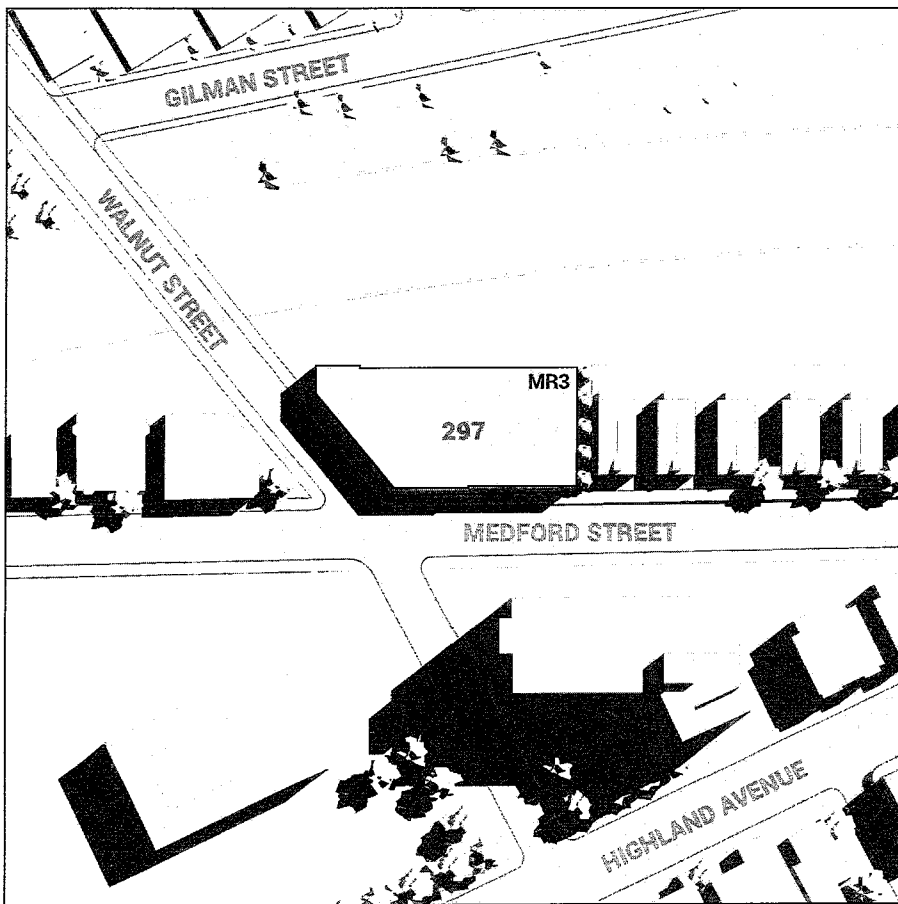




VERNAL EQUINOX MR3 + MR5
MARCH 21 - 3:00 PM

297 MEDFORD STREET
MARCH 30 2023

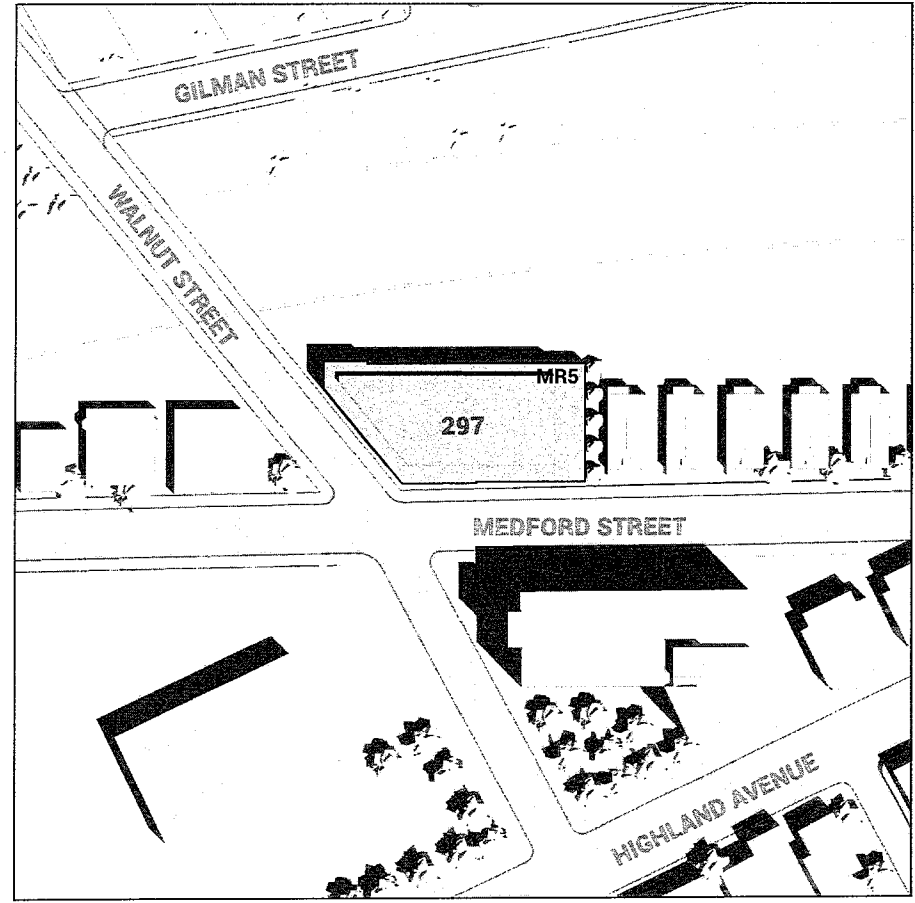
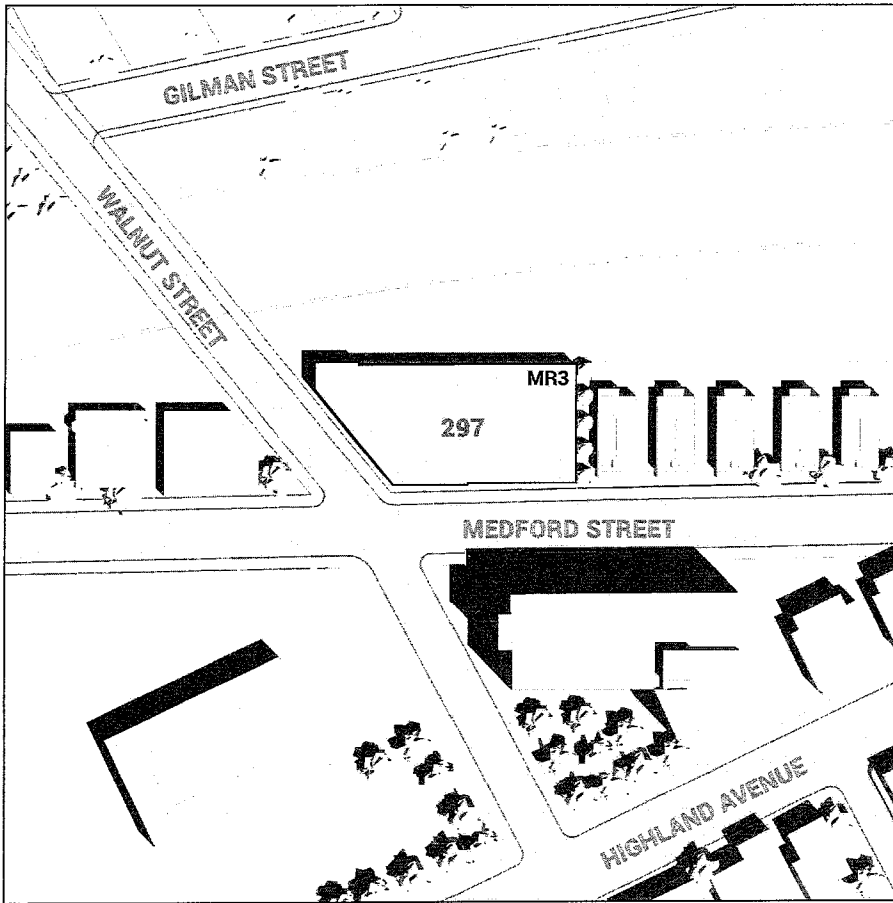




SUMMER SOLSTICE MR3 + MR5
JUNE 21 - 9:00 AM

297 MEDFORD STREET
MARCH 30 2023

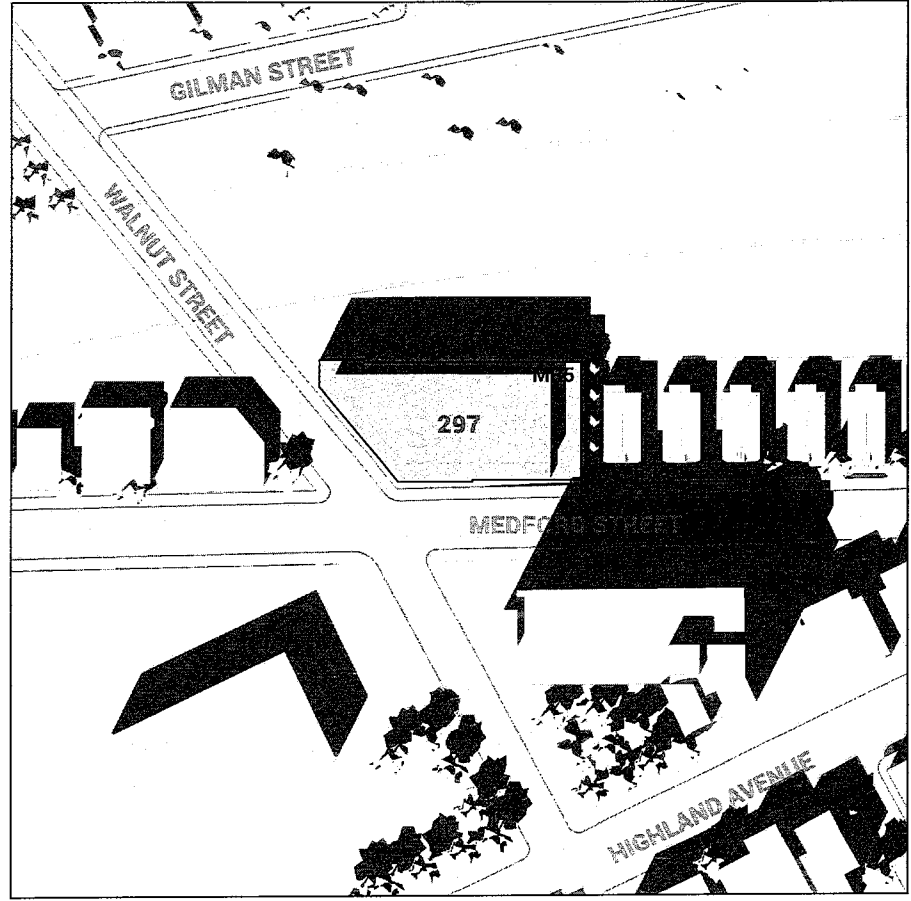
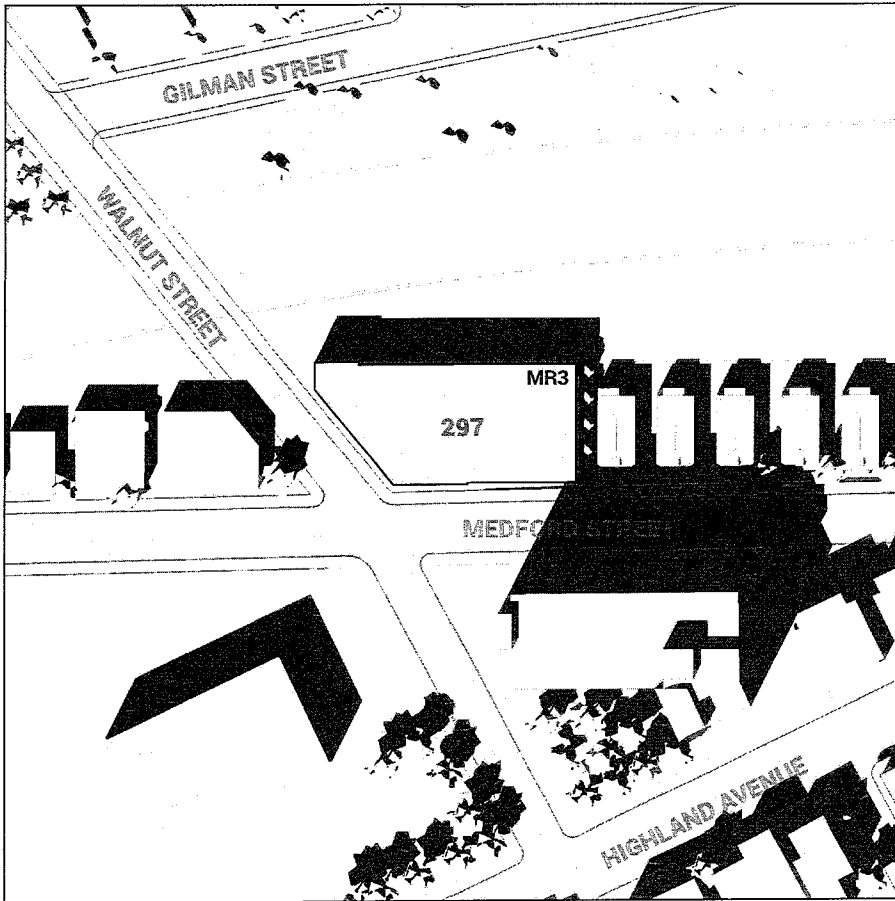




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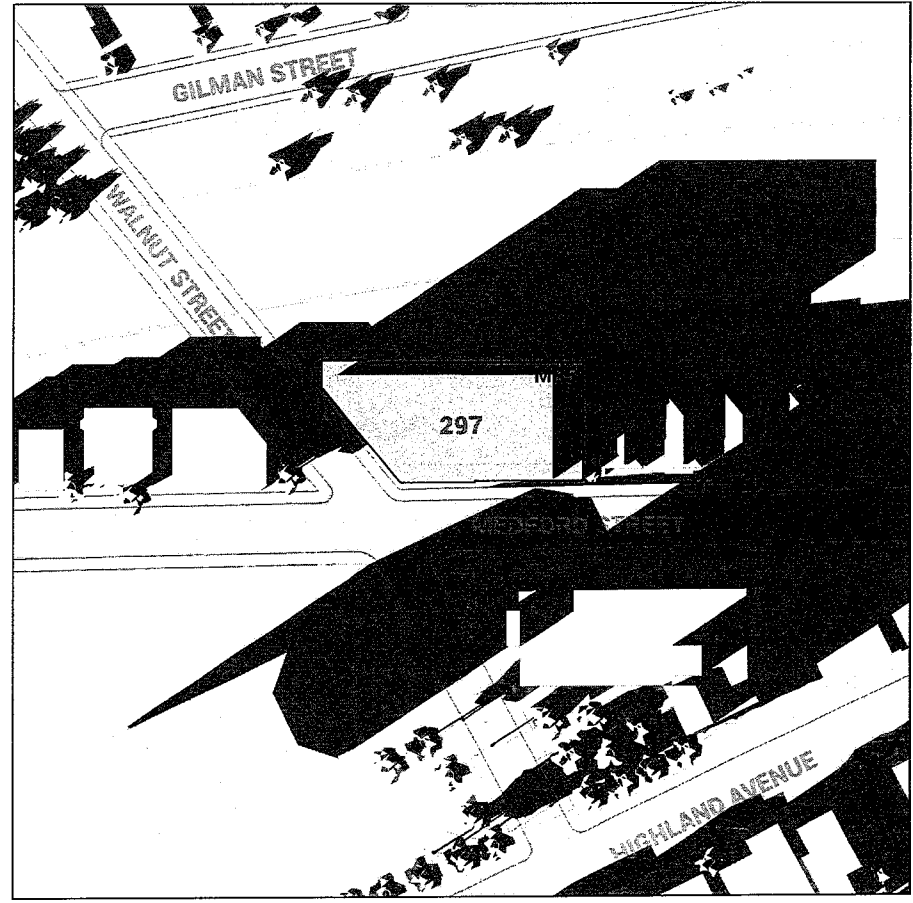
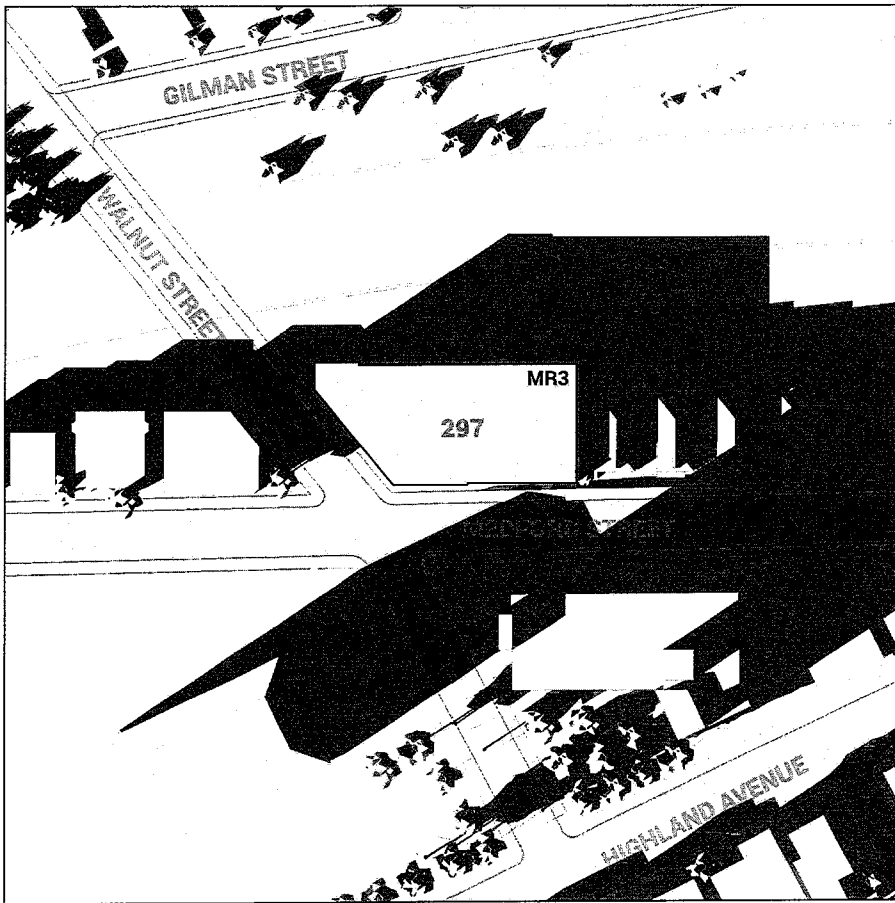




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297 MEDFORD STREET
MARCH 30 2023

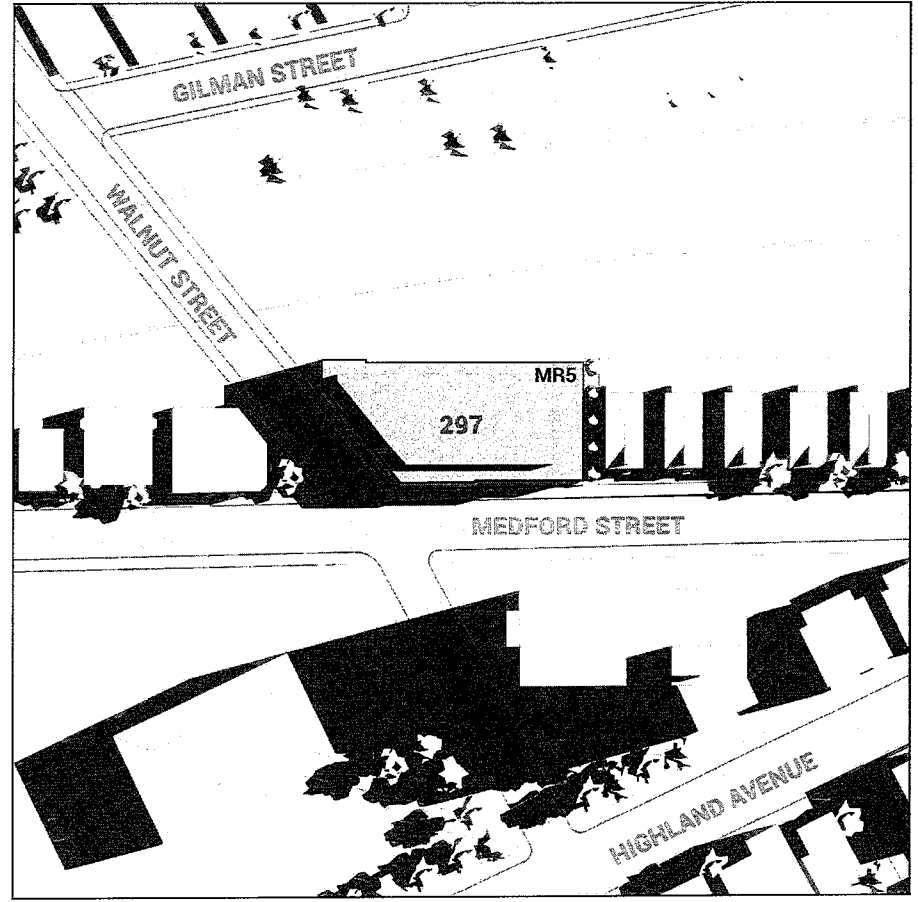
BALANCE
ARCHITECTS **BA**



SUMMER SOLSTICE MR3 + MR5
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MARCH 30 2023

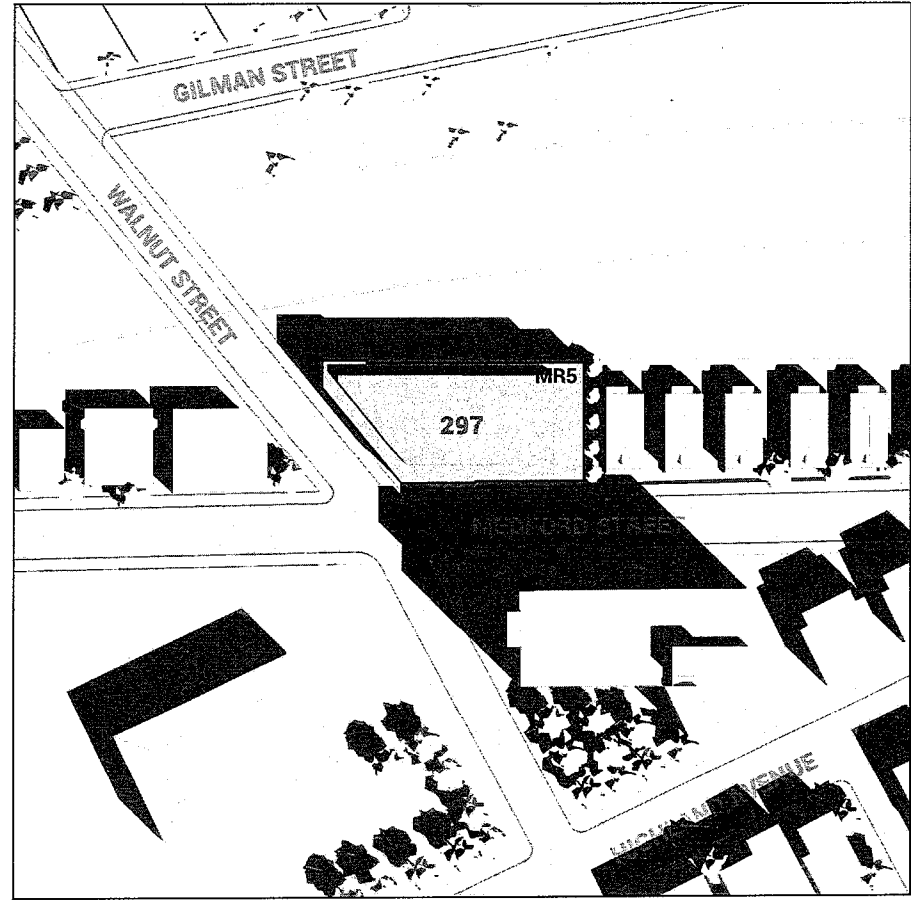
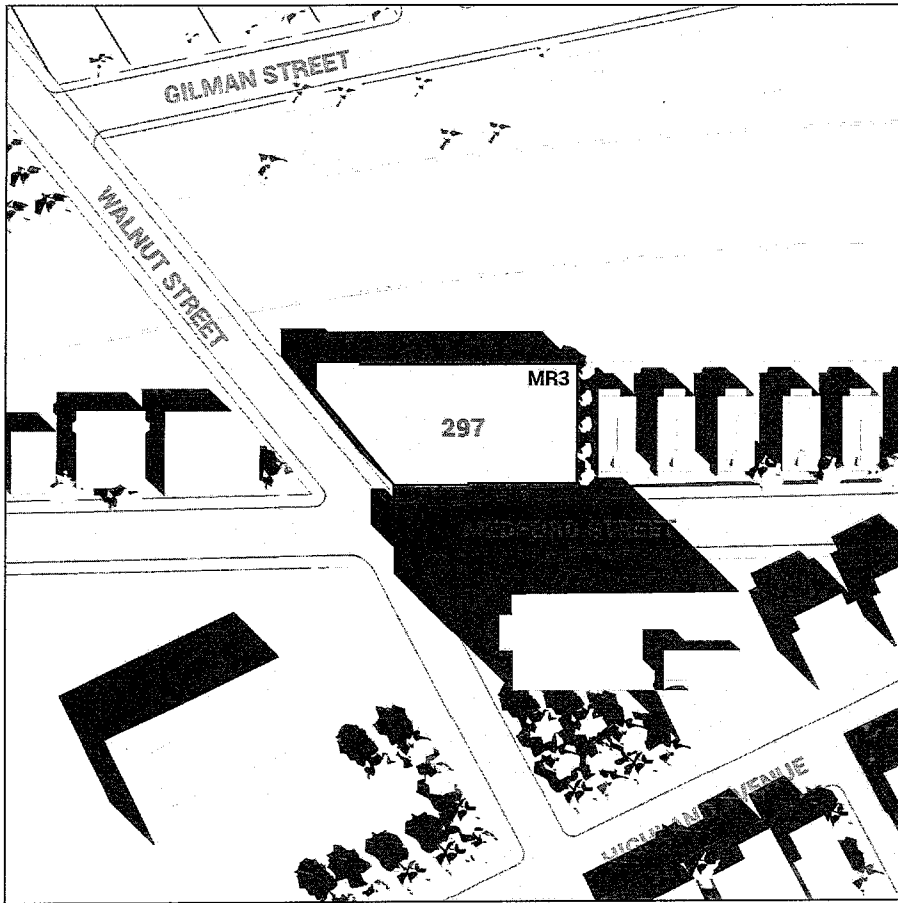
BALANCE
ARCHITECTS **BA**



AUTUMNAL EQUINOX MR3 + MR5
SEPTEMBER 21 - 9:00 AM

297 MEDFORD STREET
MARCH 30 2023

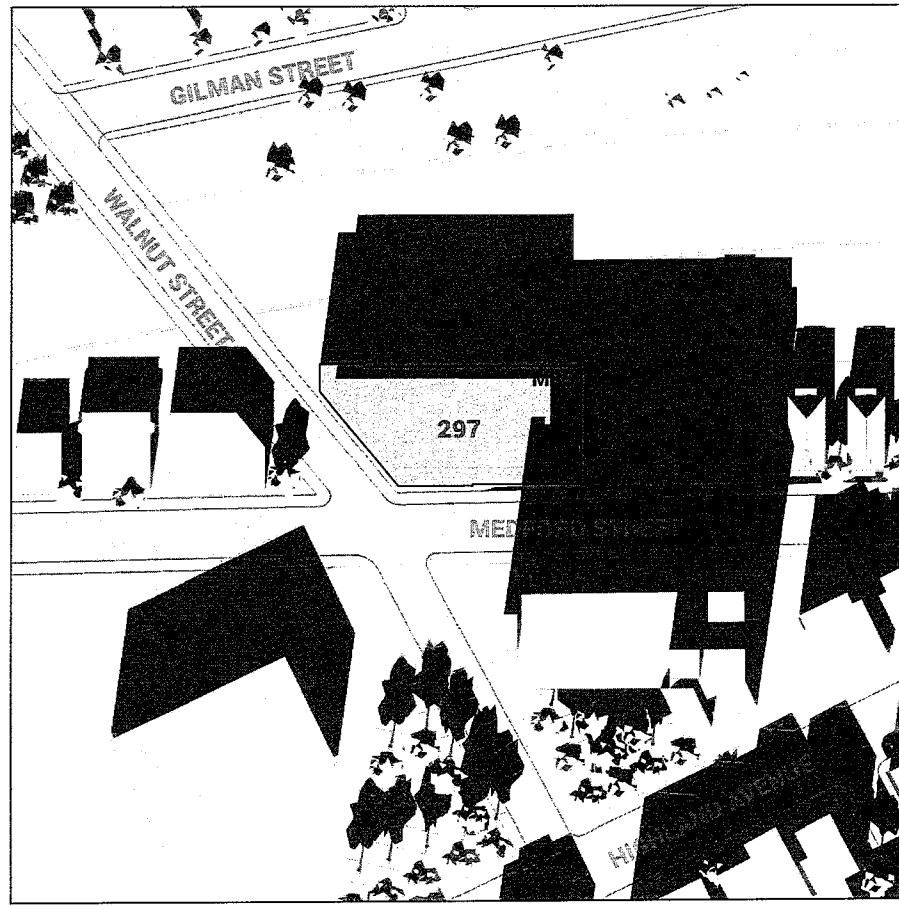
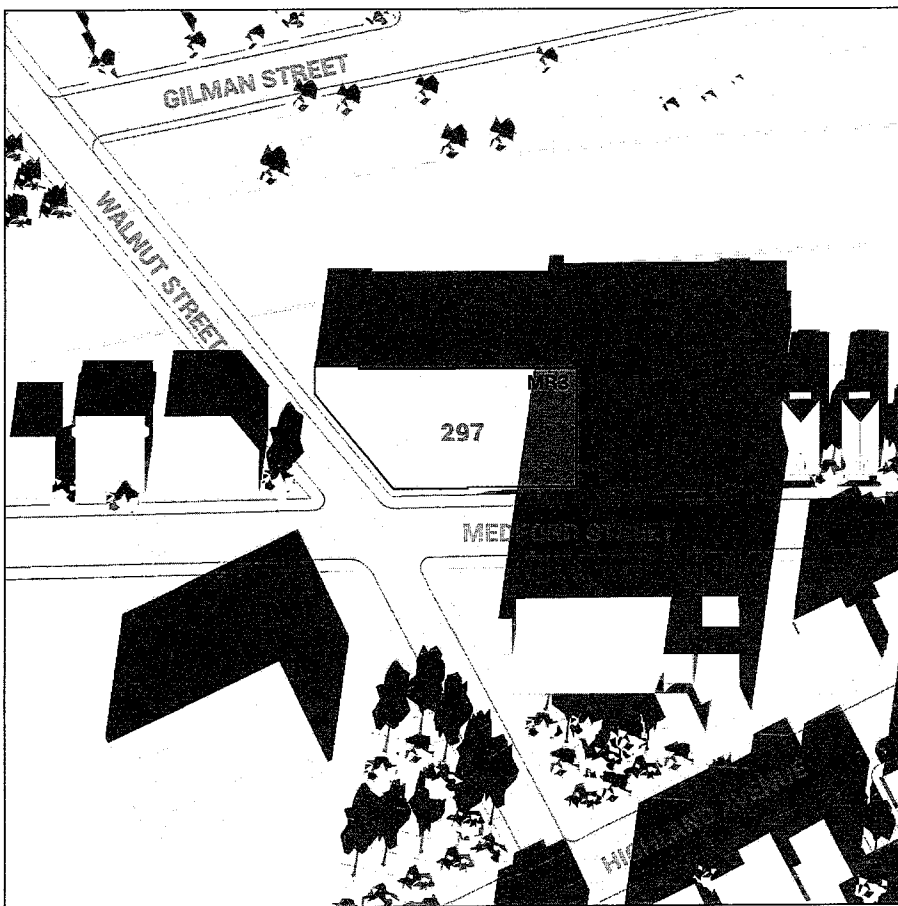
BALANCE
ARCHITECTS **BA**



AUTUMNAL EQUINOX MR3 + MR5
SEPTEMBER 21 - 12:00 PM

297 MEDFORD STREET
MARCH 30 2023

BALANCE
ARCHITECTS **BA**

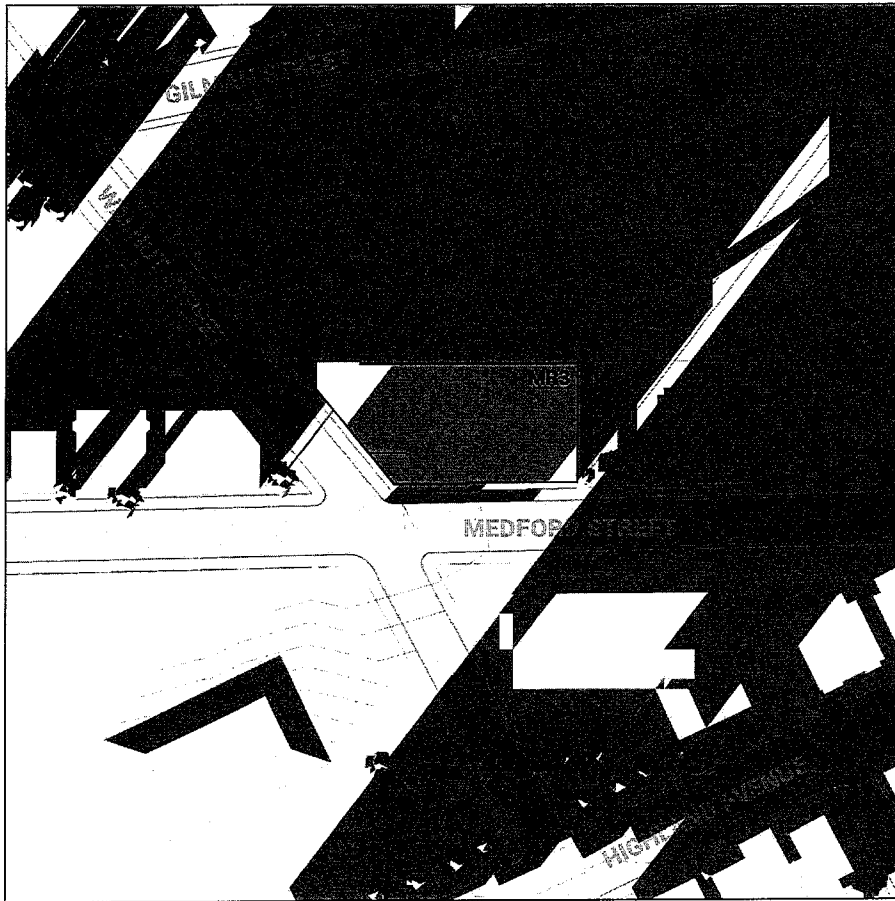


AUTUMNAL EQUINOX MR3 + MR5
SEPTEMBER 21 - 3:00 PM

297 MEDFORD STREET
MARCH 30 2023

BALANCE ARCHITECTS

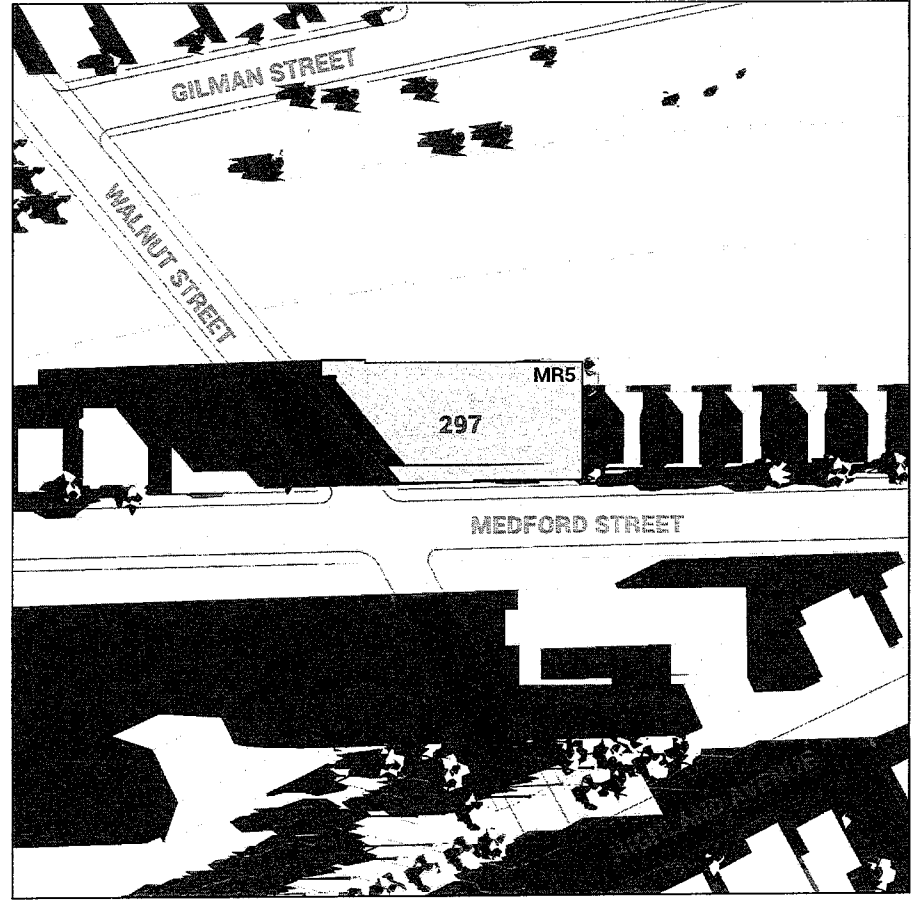
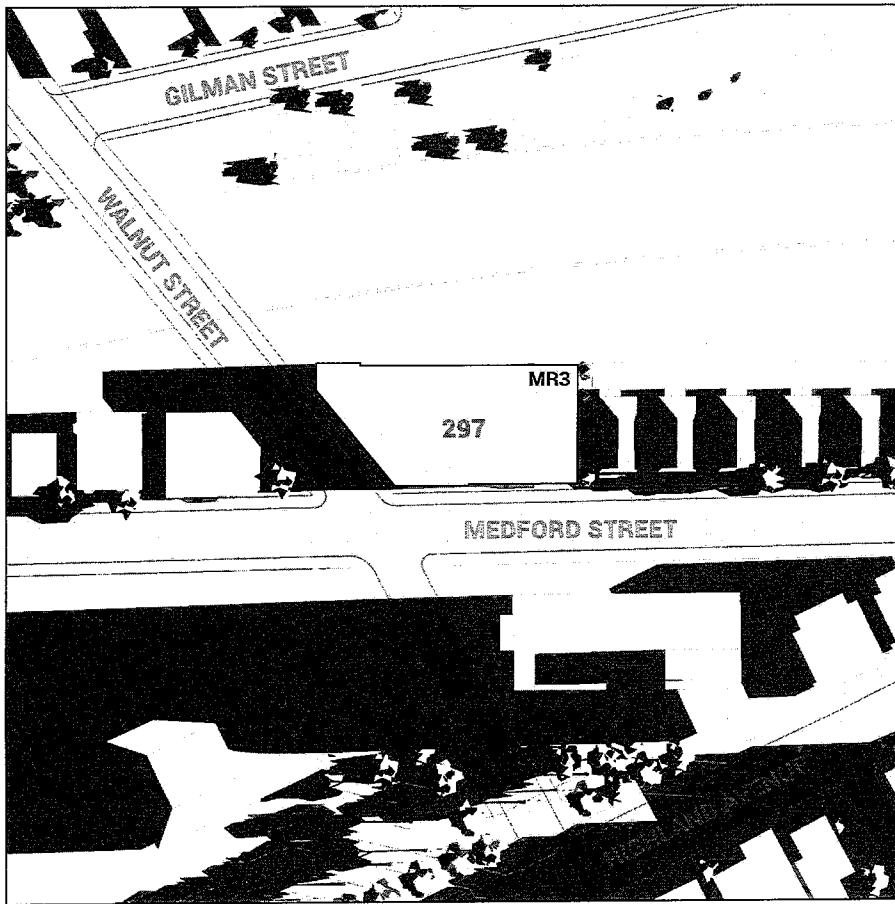




AUTUMNAL EQUINOX EXISTING + PROPOSED
SEPTEMBER 21 - 6:00 PM

297 MEDFORD STREET
MARCH 30 2023

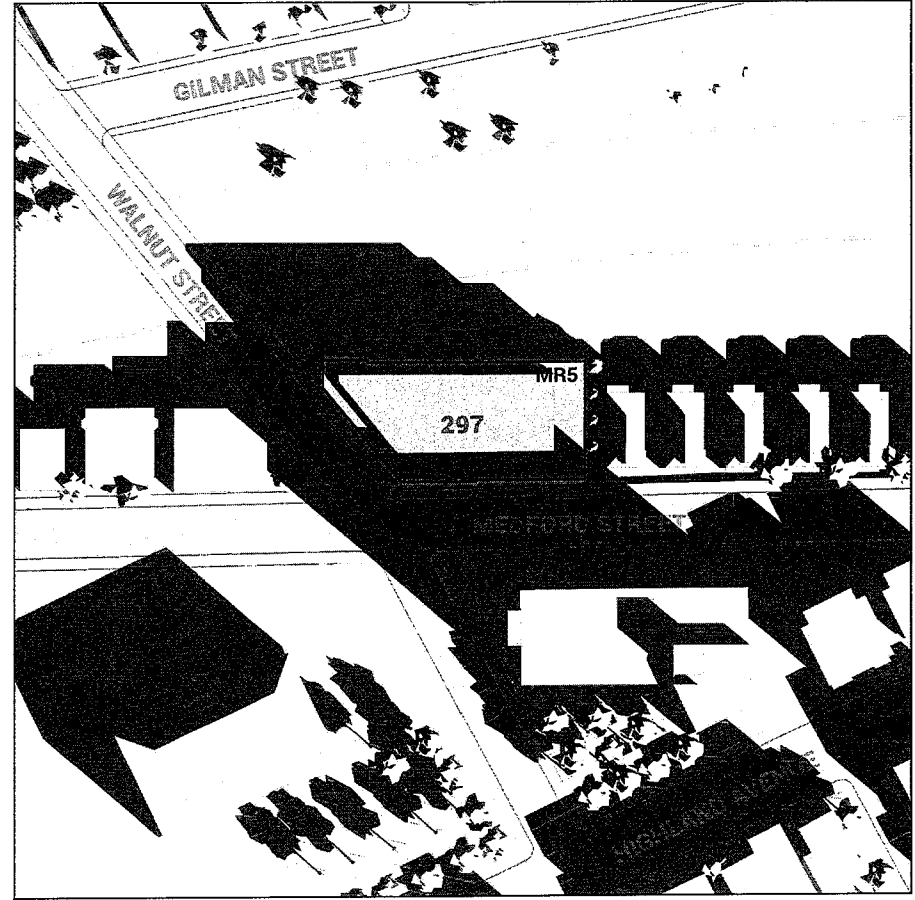
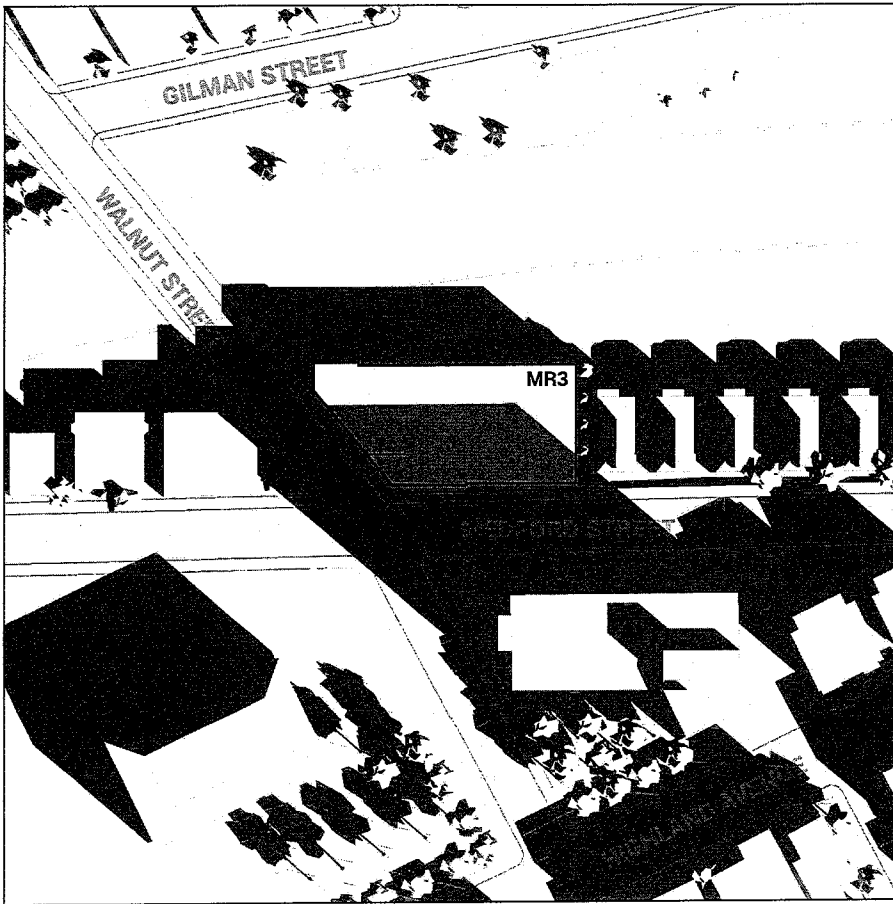
BALANCE
ARCHITECTS **BA**



WINTER SOLSTICE EXISTING + PROPOSED
DECEMBER 21 - 9:00 AM

297 MEDFORD STREET
MARCH 30 2023

BALANCE
ARCHITECTS **BA**



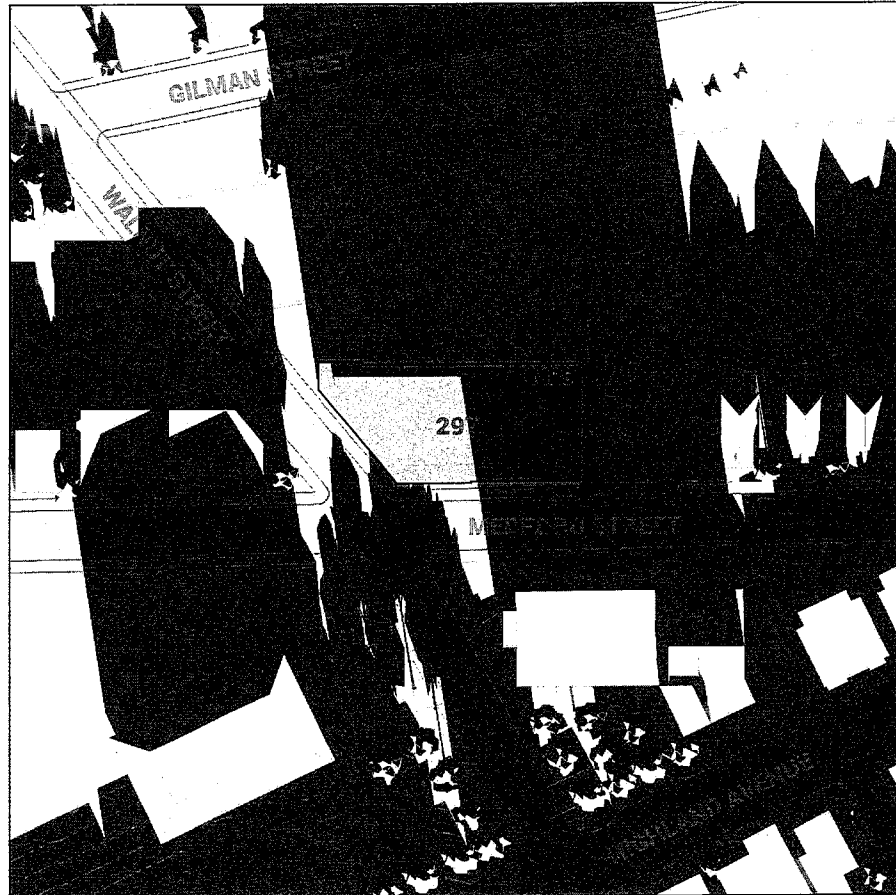
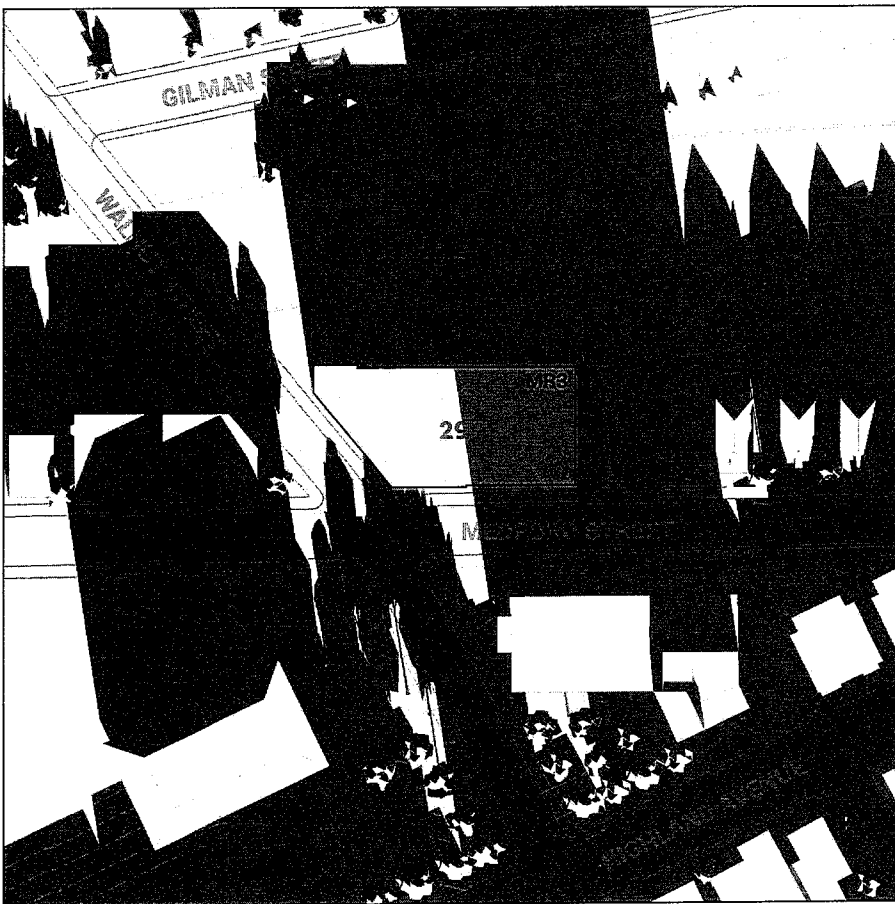
WINTER SOLSTICE EXISTING + PROPOSED
DECEMBER 21 - 12:00 PM

297 MEDFORD STREET

MARCH 30 2023

BALANCE
ARCHITECTS





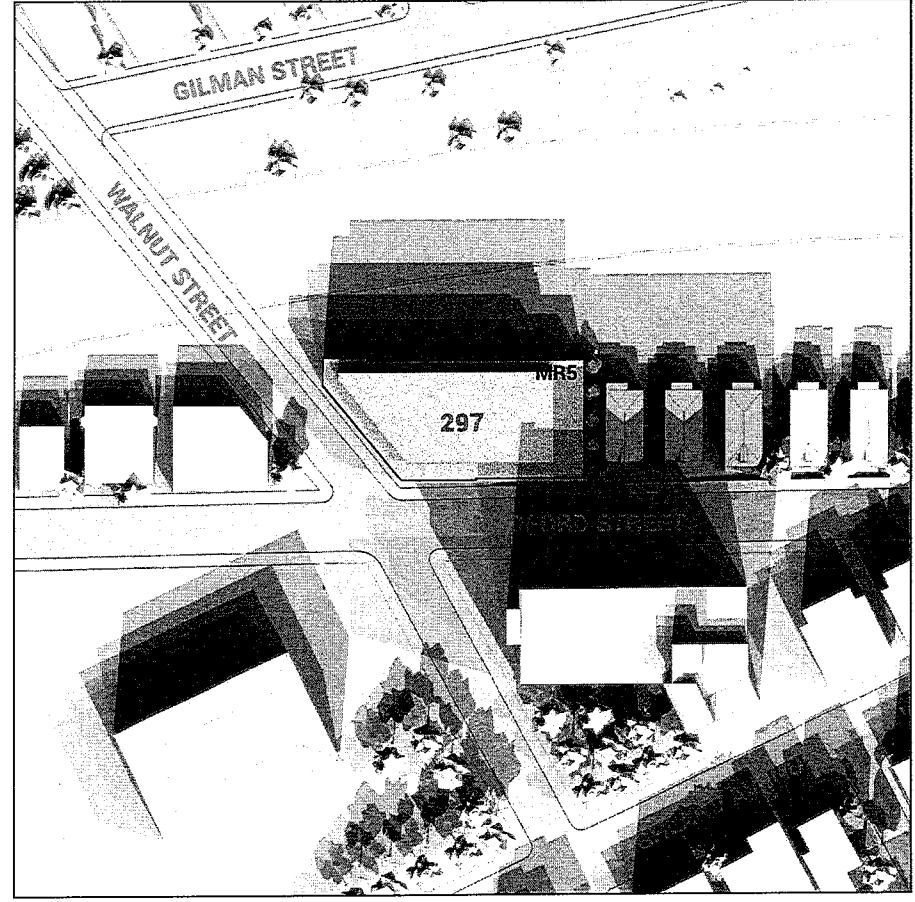
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DECEMBER 21 - 3:00 PM

297 MEDFORD STREET
MARCH 30 2023

BALANCE
ARCHITECTS



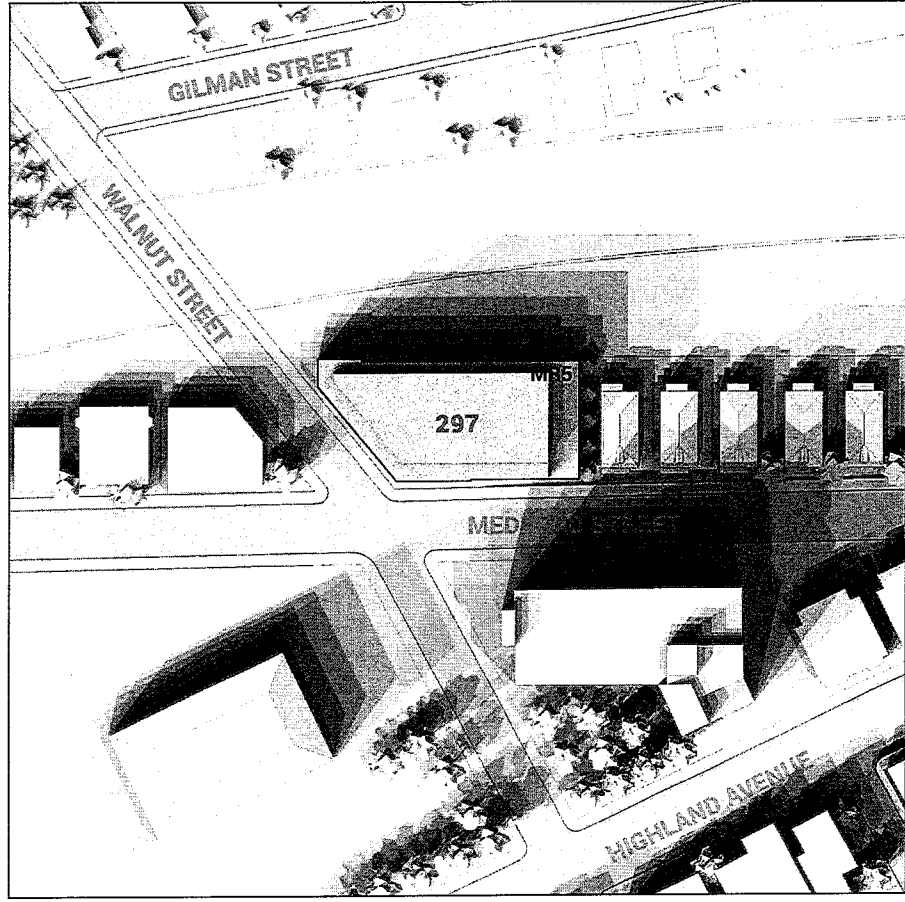
**PROPOSED
CUMULATIVE NEW SHADOWS**



VERNAL EQUINOX EXISTING + PROPOSED
MARCH 21 - 9:00 AM - 3:00 PM

297 MEDFORD STREET
MARCH 30 2023

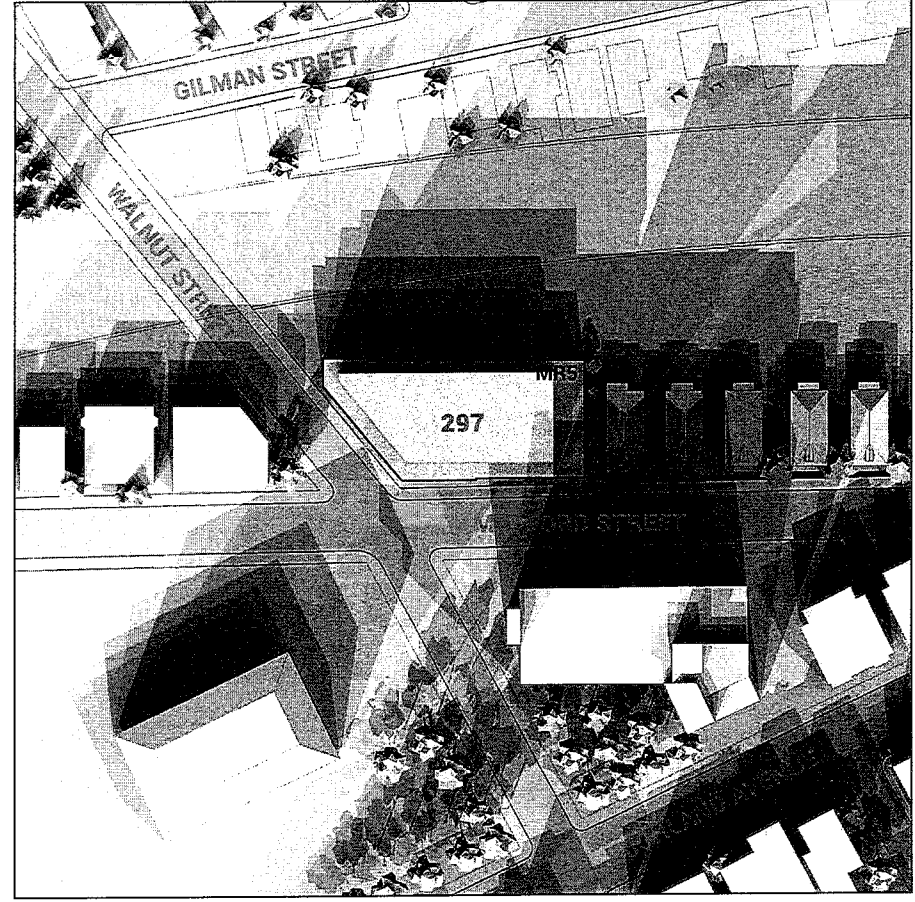
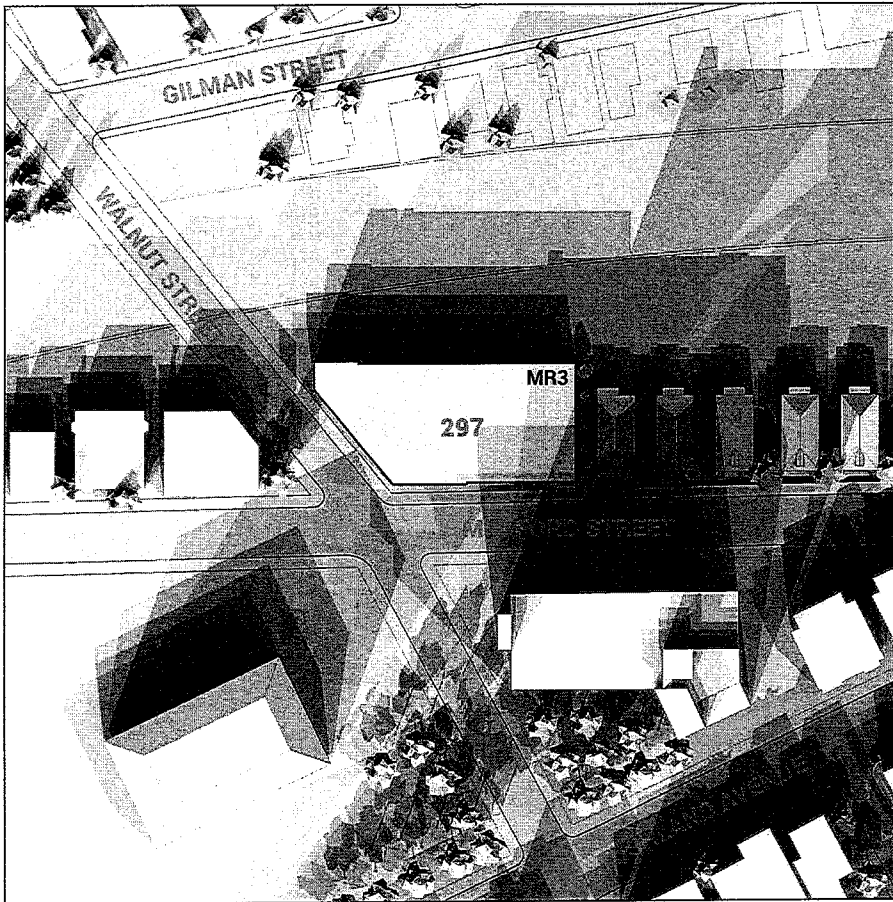
BALANCE
ARCHITECTS **BA**



SUMMER SOLSTICE EXISTING + PROPOSED
JUNE 21 - 9:00 AM - 6:00 PM

297 MEDFORD STREET
MARCH 30 2023

BALANCE
ARCHITECTS **BA**



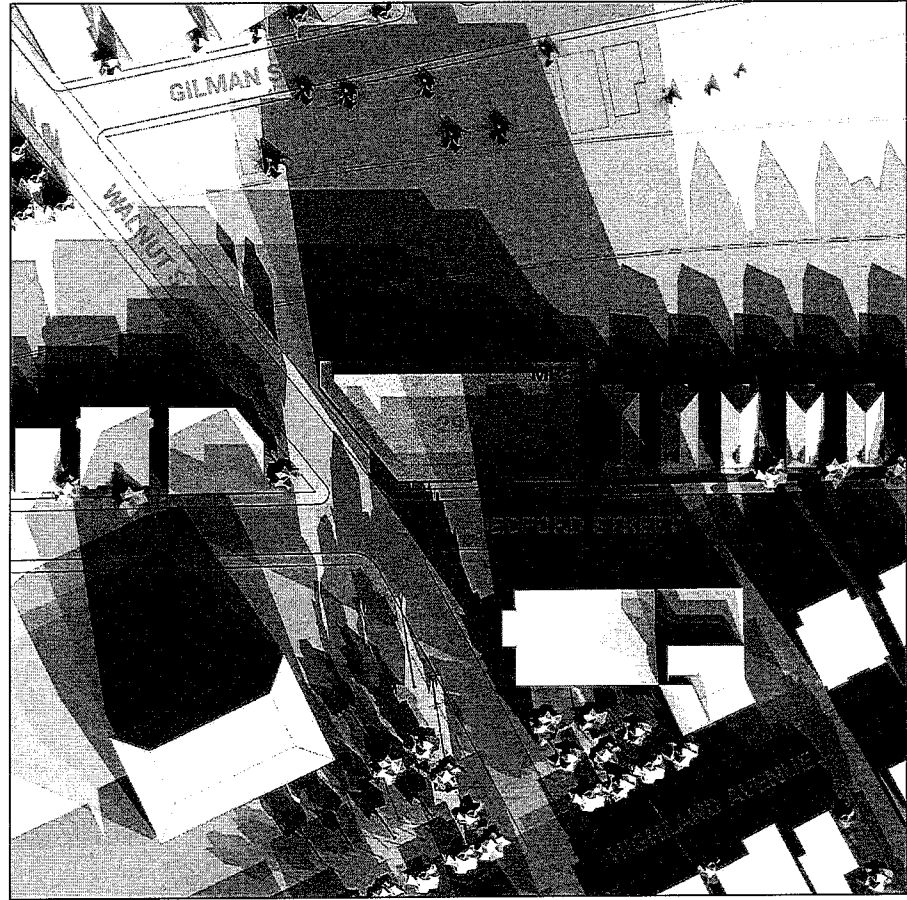
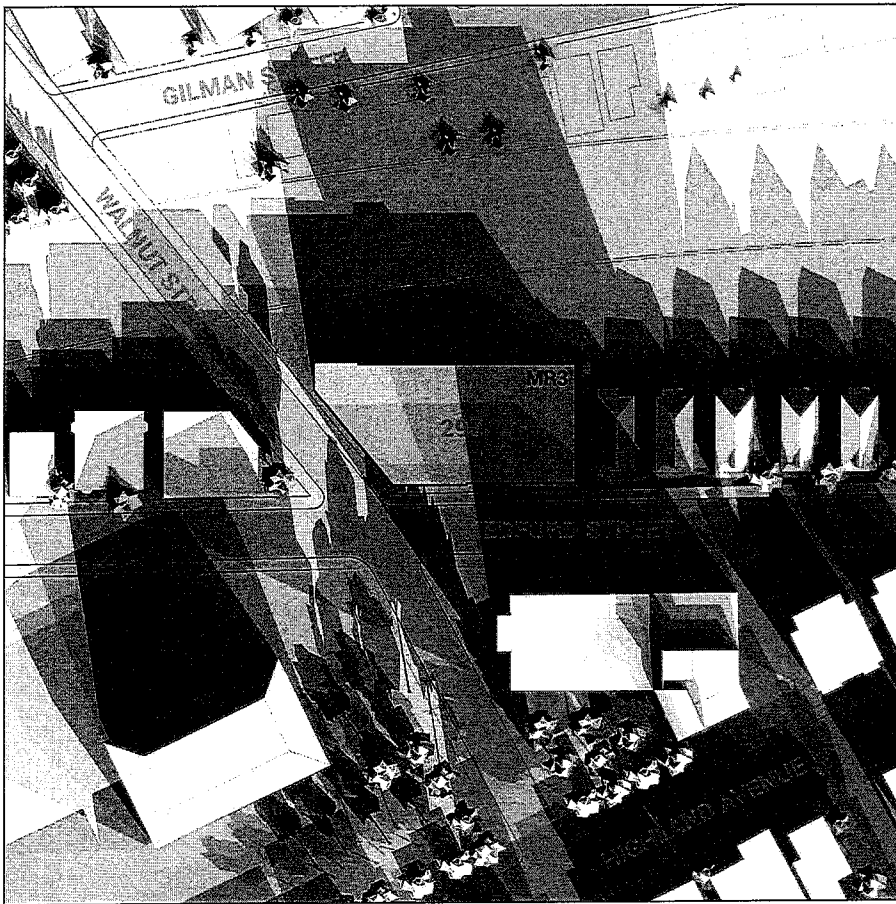
AUTUMNAL EQUINOX EXISTING + PROPOSED
SEPTEMBER 21 - 9:00 AM - 6:00 PM

297 MEDFORD STREET

MARCH 30 2023

BALANCE
ARCHITECTS





WINTER SOLSTICE EXISTING + PROPOSED
DECEMBER 21 - 9:00 AM - 3:00 PM

297 MEDFORD STREET

MARCH 30 2023

