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September 4, 2019

1. Alderman Lance Davis, Chairman, Land Use Committee,  
City of Somerville Board of Aldermen
2. Michael Capuano, Chairman, City of Somerville Planning Board

93 Highland Avenue  
Somerville, MA 02145

RE: 379 Alewife Brook Parkway, Somerville, Massachusetts—Sciucco Family Trust  
Map/Block/Lot: 3/C/1  
Zoning Map Change Request

This office is counsel to The Sciucco Family Trust, relative to the property they own at 379 Alewife Brook Parkway, Somerville, Massachusetts. At this time our client respectfully requests a map change regarding the proposed zoning overhaul for the City of Somerville.

The property is currently in an NB Zoning District. The property is currently gas station with convenience store, at the corner of Alewife Brook Parkway and Gordon Street.

The proposed Zoning District for this parcel is MR3. This zoning designation for the site is restrictive for a parcel that would be a greater asset to the neighborhood as a MR4 or MR5 Zoning District. The site is on a major throughway, Alewife Brook Parkway. There are other MR4 zoning districts along the same corridor. Moreover, the site is in close proximity to a future MBTA Green Line Station, at the corner of Boston Avenue and Alewife Brooke Parkway. The future Green line stop will promote pedestrian activity. Gordon Street and Woods Avenue are both one-way streets which do not allow one to enter at Alewife Brook Parkway. Therefore, 379 Alewife Brook Parkway presents an opportunity for higher density with ground floor commercial and residential units above and at a scale which will not interfere with the neighborhood located behind it. Moreover, there are several proposed projects that are slated for this area of Alewife Brook Parkway.

Should any further information be necessary for this request please contact our office.

Very truly yours



Richard G. Di Girolamo