



**CITY OF SOMERVILLE**  
Commonwealth of Massachusetts  
93 Highland Avenue  
Somerville, MA 02143  
(617) 625-6600

## **BUSINESS LICENSE APPLICATION - Grant of Location**

File #: 23-002219

License #: BL23-000022

Address: 114 PROFESSORS ROW

Licensee: Steven Pepe YOUR SPACE LANDSCAPE AND CONST. INC

DBA Name: Your Space Landscape and Const. Inc

Business Ownership Type: Corporation

Legal Name of Entity: Your Space Landscape and Const. Inc

Owners/Officers: , , ,

### **License Information:**

**Grant of location issued to:** Your Space Landscape and Const. Inc

**Describe the reason for the work, and the intended beneficiaries:** To eliminate overhead feed from existing utility pole (UPL289/13) to 114 Professors Row. Beneficiaries- Utility company and Trustees of Tufts College

**Insert here the same detailed description of the work as appears in the attached Grant of Location Order:** Install two underground electrical conduits, encased in concrete, running for existing utility pole (UPL289/13) to 114 Professors Row. Power will be fed through proposed conduits and existing overhead wires will be eliminated.

Approval Conditions:

### **Approved By:**

**Isabela Maia, Approved with Conditions**

APPROVAL CONDITION IMM 2023-03-10: When applying for a Street/Sidewalk Opening Permit, be aware that if the brick crosswalk is disturbed, bricks are not allowed to be cut. The brick must be reset immediately following installation.

APPROVAL CONDITION IMM 2023-03-10: Any work requiring the use of the street and/or sidewalk will require a Street/Sidewalk Occupancy Permit from the Engineering Department. Apply via Citizen Serve before conduit installation.

**Malik Drayton, Approved with Conditions**

APPROVAL CONDITION: MD20230227: Contractor shall take all necessary precautions to avoid damaging any tree or tree part with equipment.

APPROVAL CONDITION: MD20230227: All nearby street tree(s) shall be protected prior to and during all construction activities using TREE BOX or TREE WRAPS. . TREE BOX shall be constructed from 2 in. x 4 in. lumber creating a box around the border of the tree pit with 2 in. x 4 in. lumber standing straight up at the corners and wrapped with orange snow fence. Detail attached. . TREE WRAPS (TREE TRUNK WRAPPING PROTECTION LUMBER) shall consist of 2 in. x 4 in. and 8 ft. height lumber wired together in close spacing

with zip ties or 16 gauge galvanized steel wire to form a protective enclosure around tree trunks. Use burlap to separate the wood from the bark if necessary to prevent wood from scraping or bruising bark. Do not use staples or puncture the trunk in any way.

APPROVAL CONDITION: MD20230227: Any tree roots less than two (2) inches in diameter that cannot be avoided during construction shall be carefully and cleanly cut with a clean pair of pruning shears or loppers. Roots are to be cut back flush with the edge of the trench. If any tree roots greater than two (2) inches in diameter are encountered, stop work immediately and contact the City Urban Forester. Any and all pruning of roots greater than 2 inches in diameter must be completed under the supervision of the City Urban Forester.

**Eric Weisman, Approved**

**Kimberly M. Wells, Approved**



CITY OF SOMERVILLE, MASSACHUSETTS  
CITY CLERK'S OFFICE  
KATJANA BALLANTYNE  
MAYOR

KIMBERLY M. WELLS  
CITY CLERK

March 15, 2023

**NOTICE OF PUBLIC HEARING**

You are hereby notified that the Somerville City Council will hold a Public Hearing on the following Petition. You are receiving this Notice because the Petitioner has reported that you own property that abuts the work that is being proposed. You and other members of the public are invited to attend and be heard at this Hearing.

**This meeting of the City Council will also be conducted via remote participation, online in a webinar hosted on the GoToWebinar platform.**

You have three ways to be heard at this meeting:

1. To attend and be heard, enter the link exactly as it appears below into your internet browser any time before the meeting. You will then be asked to register for the meeting. After registering, you will receive an email with instructions to join the webinar when it starts.
2. You may also testify in person in the City Council Chamber, City Hall, 2<sup>nd</sup> Floor, 93 Highland Avenue, Somerville, MA 02143
3. If you are unable to attend but wish to be heard, you may send written comments by US mail to the City Clerk at the address below, or by email to [cityclerk@somervillema.gov](mailto:cityclerk@somervillema.gov). Your comments must arrive no later than 12 Noon on the day of the Hearing, in order to be sure they are conveyed to the Council.

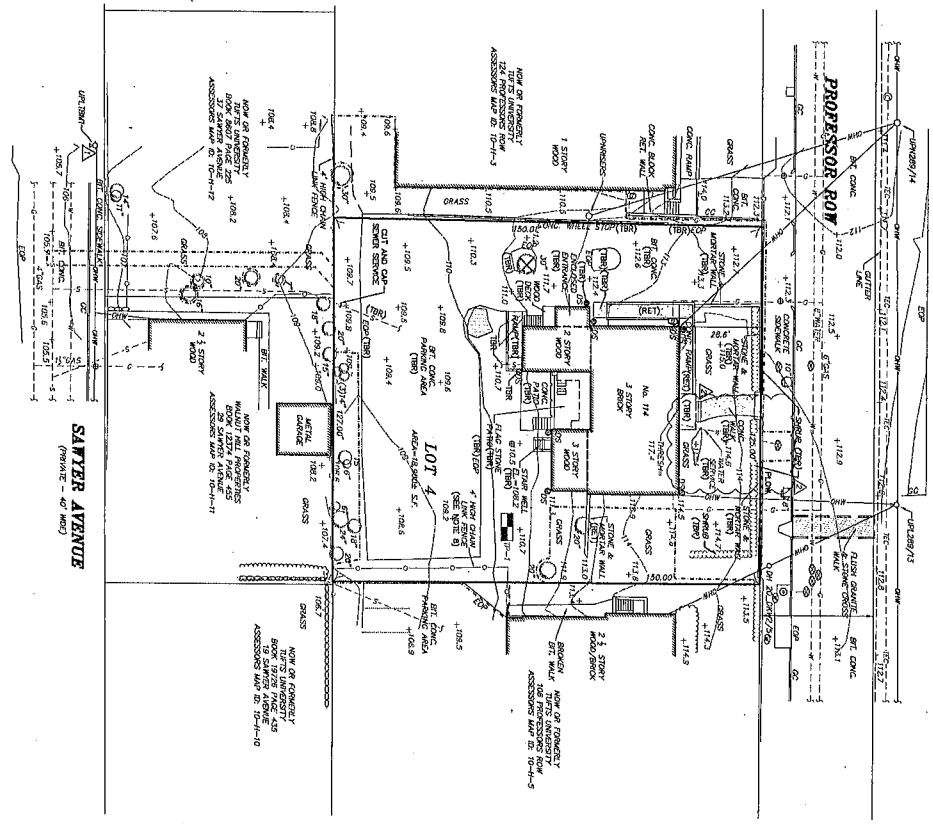
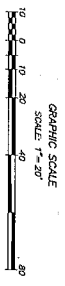
**PETITION:** Your Space Landscape and Construction Inc is applying for a Grant of Location to install 85 feet of conduit in Professors Row, from Utility Pole 289/13 to a point of pickup at 114 Professors Row.

**PLACE:** <https://attendee.gotowebinar.com/register/2221289895303182682> or  
City Council Chambers, City Hall, 2<sup>nd</sup> Floor, 93 Highland Avenue, Somerville, MA 02143

**TIME:** Thursday, March 23, 2023, at 7:00 PM.

**PURPOSE:** The work is necessary to provide or improve service to 114 Professors Row.

ISSUED FOR CONSTRUCTION  
DECEMBER 14, 2020

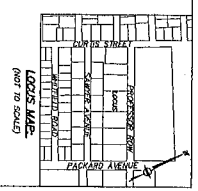


SYMBOL	DESCRIPTION	ELEVATION
▲	SPINE OR UTILITY POLE	102.2
▲	ROOF OR CEILING CLAMP	112.63

(SEE NOTE 6)

- LEGEND**
- 100-105 WOOD CONTROL LINE
  - 110-115 WOOD CONTROL LINE
  - 112-117 WOOD CONTROL LINE
  - 118-123 WOOD CONTROL LINE
  - 124-129 WOOD CONTROL LINE
  - 130-135 WOOD CONTROL LINE
  - 136-141 WOOD CONTROL LINE
  - 142-147 WOOD CONTROL LINE
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  - 220-225 WOOD CONTROL LINE
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  - 232-237 WOOD CONTROL LINE
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- RECORD OWNER**
- THE UNIVERSITY  
OF MASSACHUSETTS  
SOMERVILLE CAMPUS  
- FIELD BOOK 644 PAGE 120
- REFERENCES**
- PLAN No. 72 OF 1948  
DOCUMENT ON RECORD AT THE  
RECORDING DEPARTMENT OF DEEDS
- NOTES**
1. THE PROPOSER, SITE DESIGN & SURFACE IMPROVEMENTS DEPARTMENT, HEREBY WORKS ASSOCIATES, INC. (A/E) DESIGNER MAY 24, AND MAY 22, 2020.
  2. THE SUBJECT PROPERTY IS LOCATED IN MASS UNIVERSITY DISTRICT ZONE (MUD).
  3. THE SUBJECT PROPERTY IS ZONED AS LOT 4, BLOCK 4 OF LOWN OF SOMERVILLE ASSOCIATES MAP 12.
  4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND THE A/E HAS CONDUCTED VISUAL SURVEYS ONLY. THE LOCATION OF ALL UTILITIES AND THE DEPTH OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AND CONFIRMED BY THE CITY OF SOMERVILLE.
  5. THIS PLAN DOES NOT SHOW ANY EROSION CONTROL MEASURES.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SOMERVILLE AND THE STATE OF MASSACHUSETTS.
  7. REMOVE EXISTING PAVEMENT OF CHANNEL EXPOSED. SEE DRAWING L100 FOR MORE DETAIL.
  8. SEE SITE PREPARATION AND DEMOLITION PLAN DRAWING L101 FOR MORE DETAIL.



DATE: 5/10/2020  
SCALE: 1"=20'  
SHEET: 08  
PROJECT: 114  
DESIGNER: LDA  
CONTRACTOR: [blank]  
REVISIONS: [blank]

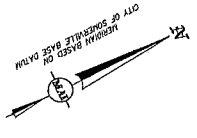
ISSUES:  
CONTRACTOR/OWNER  
1. [blank]  
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114, Archbishop & Bishop, LTD  
222 Third Street, Suite 2012  
Somerville, MA 02145  
617 621-1455 fax 617 621-1477  
www.lda-architecture.com



114 Professor Row  
P2007  
114 PROFESSORS ROW, SOMERVILLE, MA

**LDA**  
ARCHITECTURE & INTERIORS



**PROPOSED**

1	PROPOSED CONSTRUCTION
2	PROPOSED EXISTING CONSTRUCTION
3	PROPOSED EXISTING CONSTRUCTION
4	PROPOSED EXISTING CONSTRUCTION
5	PROPOSED EXISTING CONSTRUCTION
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18	PROPOSED EXISTING CONSTRUCTION
19	PROPOSED EXISTING CONSTRUCTION
20	PROPOSED EXISTING CONSTRUCTION

SEE SHEET C100 FOR EXISTING GENERAL NOTES AND LEGEND

**EXISTING**

ITEM	DESCRIPTION	LOCATION
1	SHEET OF UTILITY PLAN	1022
2	REPORT ON CONCRETE LIMITS	11548

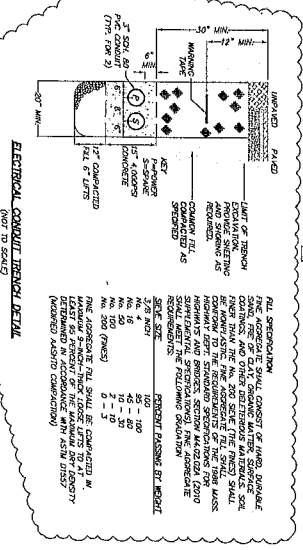
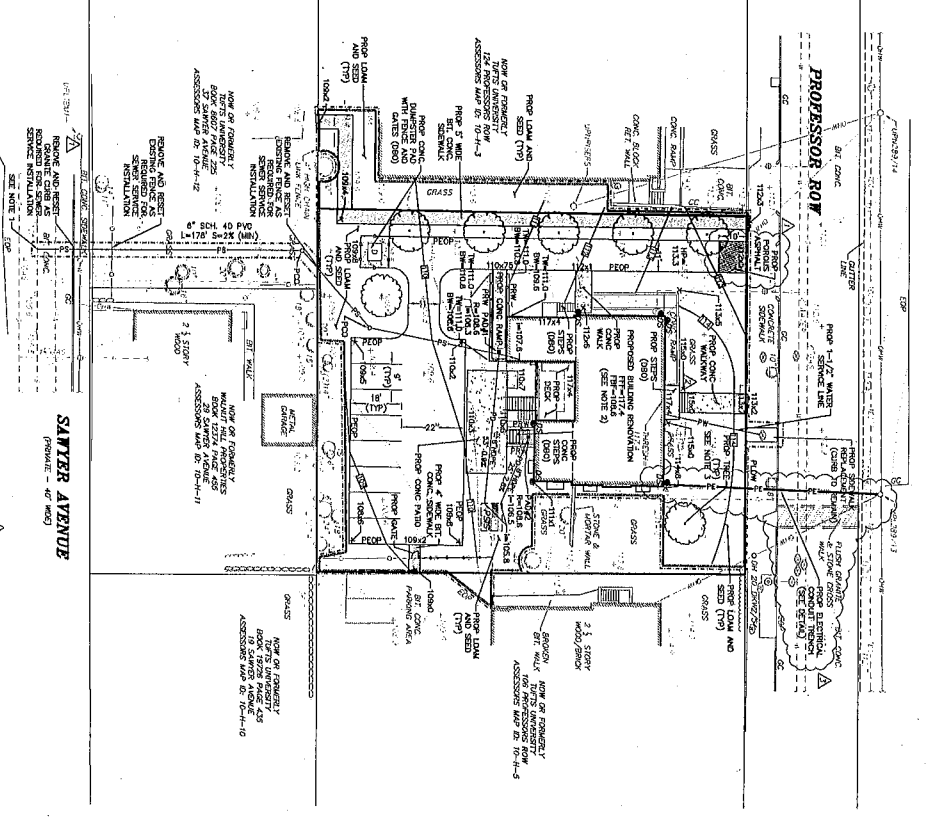
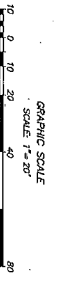
(SEE NOTE 9)

**EXISTING**

Item Type	Existing Area (S' or Total Area)	Proposed Area (S' or Total Area)	Lot Coverage (S' or Total Area)
Local Lot Area	13,820	13,820	35%
Foot Frontage	320	320	35%
Impervious Surface	9,555	484	6,889
Permitted Parking	0	0	47%
Landscaping	6,520	355	5,910
Local Lot Coverage	6%	35%	35%

**SITE AREA TABLE**

ISSUED FOR CONSTRUCTION  
DECEMBER 14, 2020



**GENERAL NOTES**

1. THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
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6. THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

**PROPOSED GRADING NOTES**

1. AT ALL LOCATIONS WHERE EXISTING GRADING OR PROPOSED GRADING IS SHOWN, THE EXISTING OR PROPOSED GRADING SHALL BE INDICATED BY A DOTTED LINE.
2. PROPOSED GRADING SHALL BE INDICATED BY A SOLID LINE.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
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**PROPOSED UTILITY NOTES**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
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**GENERAL CONTROL AND SCHEDULING NOTES**

1. CONSTRUCTION SHALL BE CONTROLLED BY THE CONTRACTOR'S SCHEDULING SYSTEM.
2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CONSTRUCTION ACTIVITIES.
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14. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CONSTRUCTION ACTIVITIES.

C100

114 Professor Row

114 PROFESSORS ROW, SOMERVILLE, MA



DATE: 12/14/20  
SCALE: 1\"/>





Abutting Properties for  
114 PROFESSORS ROW SOMERVILLE,  
MA  
10/ H/ 4/ /  
(100 Feet)

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Location:  
10/ H/ 4/ /  
114 PROFESSORS ROW  
Owner:  
TRUSTEE OF TUFTS COLLEGE  
BALLOU HALL  
1 THE GREEN  
MEDFORD, MA 02155

Location:  
10/ H/ 5/ /  
106 PROFESSORS ROW  
Owner:  
TUFTS UNIVERSITY  
OFFICE OF REAL PROPERTY SERVICES  
14 CAPEN ST  
MEDFORD, MA 02155

Location:  
10/ A/ 1/ /  
PROFESSORS ROW  
Owner:  
TUFTS UNIVERSITY  
TRUSTEES  
DOWLING HALL STUDENT SERVICES  
MEDFORD, MA 02155

Location:  
10/ H/ 3/ /  
124 PROFESSORS ROW  
Owner:  
TUFTS UNIVERSITY  
DOWLING HALL STUDENT SERVICES  
MEDFORD, MA 02155