



**CITY OF SOMERVILLE, MASSACHUSETTS**  
***MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT***

**JOSEPH A. CURTATONE**  
**MAYOR**

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**EXECUTIVE DIRECTOR**

**TO:** Somerville Planning Board  
**FROM:** George Proakis, Planning Director  
**RE:** Updates – 654 Mystic Avenue  
**DATE:** November 17, 2016

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I had the opportunity to attend a neighborhood meeting held on Tuesday, November 15, 2016 regarding the project at 654 Mystic Avenue. This was the third meeting held in the neighborhood on this particular project, but the first opportunity to present amended plans and discuss the Planning Division staff's recommendation.

At that meeting, the applicant reviewed the plans with neighbors and discussed building height, environmental impacts and parking, amongst other issues.

The Staff submitted a report with proposed conditions to you prior to the November 3, 2016 meeting. I've attached that report. The report works to establish conditions that can address impacts of development that is facilitated by this subdivision.

After releasing the report, a neighbor requested more information from staff regarding shadows and drainage. To date, we have not requested full studies in this area. But, when staff mentioned these requests to the applicant, the applicant provided the attached shadow study and drainage report for review by the Board.

In addition to those document requests, the applicant discussed a number of other issues that were not fully addressed in the conditions that were included in the 11/3 staff report. Based upon these issues, the Planning Board may want to incorporate additional conditions as follows:

1. Venting from the garage shall be on the front of the building, and not adjacent to abutting properties at the side or rear
2. The design of the wall (required by condition #8) incorporate the design of the French drain that will collect water by the wall and discharge it.
3. The garage area in the back yard shall be covered by a minimum of 18 inches of dirt

4. Each unit shall include two deeded parking spaces. The remaining two parking spaces in each garage shall be available to visitors of all three of the units that share the garage.
5. If granted access by the abutting rear property owner at 50 Ash Avenue, the applicant shall remove the fence that is on the 50 Ash Ave property just beyond but alongside the adjacent property line with this property. The applicant will then clear the area between the fence and the property line, and then applicant shall install a new fence along the entire rear property line. Fence material and design shall be subject to staff review and approval prior to installation.

I look forward to seeing you tonight.

Thanks.