

LEGAL NOTICES

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**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

October 2, 2024

Massachusetts Executive Office of Housing and Livable Communities
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114
Telephone # 617-573-1300

City of Somerville
Mayor's Office of Strategic Planning and Community Development
93 Highland Avenue
Somerville, MA 02143
Telephone # 617-625-6600 x2527

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) and the City of Somerville (the City).

REQUEST FOR RELEASE OF FUNDS

On or about **October 18, 2024** EOHLC and the City will submit separate requests to the United States Department of Housing and Urban Development (HUD) for the release of the following funds, Housing Choice Voucher Program (HCVP) funds under Section 8, The Housing Act of 1937, as amended, HOME Program Funds (HOME) available through the HOME Investment Partnerships Act, under Title II of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12701 et. Seq. as amended, to undertake a project to be known as 24 Webster Ave located at 24 Webster Ave in Somerville, MA. The proposed new construction development of 42 units is a mix of studio, one-, two- and three- bedroom units, of which eight (8) units will be affordable to households earning up to 30% of the Area Median Income (AMI) and 34-units will be affordable to households earning up to 60% of the AMI. 24 Webster will be built to Passive House standards, aligning with city and state goals of reducing energy consumption. An award of 1,500,000 in HOME funds is anticipated for this project. Other public funding may include Federal and State low-income housing tax credits and as well as additional state funding. The project sponsor is Just a Start. The total estimated cost is approximately \$32,416,607 for the project.

FINDING OF NO SIGNIFICANT IMPACT

Both agencies have determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) and is available upon request. Any individual, group, or agency may submit written comments on the ERR to Dan Tobbyne, Bureau of Rental Assistance, 100 Cambridge Street Suite 300, Boston, MA 02114 or to Miranda Rubin, City of Somerville, OSPCD, 93 Highland Ave 3rd Floor Somerville, MA 02143. ERR may be examined or copied during normal business hours; EOHLC: Mon-Fri 9:00 AM – 4:00 PM or at the City of Somerville: Mon, Tues, and Wed, 8:30 AM to 4:30 PM, Thurs. 8:30 AM–7:30 PM and Friday 8:30 AM to 12:30PM

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on this activity may submit written comments to EOHLC or to the City at the respective addresses indicated above. All comments received by October 17, 2024, will be considered by these agencies prior to authorizing submission of a request for release of funds. Comments should specify which notice and proposed project they are addressing.

ENVIRONMENTAL CERTIFICATION

EOHLC certifies to HUD that Catherine Racer in her capacity as Certifying Officer, and the City certifies to HUD that Katjana Ballantyne in her capacity as Mayor of the City of Somerville, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows both agencies to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will consider objections to its release of funds and this certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City or EOHLC; (b) the City or EOHLC has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to The U.S. Department of Housing and Urban Development (HUD) at the following email address: CPDRROFBOS@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Katjana Ballantyne, Mayor
Catherine Racer, Undersecretary, EOHLC

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**CITY OF SOMERVILLE, MASSACHUSETTS
KATJANA BALLANTYNE
MAYOR**

PUBLIC HEARING NOTICE

The **Somerville City Council's Land Use Committee** and the **Somerville Planning Board** will hold a joint public hearing on **Thursday, October 17, 2024** at 6:30 pm. Pursuant to Chapter 2 of the Acts of 2023, this hearing will be conducted via remote participation.

REGISTER ONLINE

https://us02web.zoom.us/webinar/register/WN_huJfnEGRja9fA0NbQJ8MQ

The purpose of this hearing is to receive public comments concerning the following:

- Walter Tauro requesting a Zoning Map Amendment to change the zoning district of 282 McGrath Highway from Neighborhood Residence (NR) to Small Business (SB) Overlay District.
- Mayor Ballantyne requesting ordainment of an amendment to Sections 2.2.1, 3.1.16, 3.2.15, 4.1.13, 4.2.13, 4.3.13, 4.4.14, 5.1.15, 6.1.11, 6.2.13, 6.3.11, 6.4.14, 9.2.6.h, 9.2.14.b.v, and Table 9.1.1 of the Zoning Ordinance to streamline the regulation of daycare services and permit additional daycare operation in the Residential, Mid-Rise, and Commercial zoning districts.
- Mayor Ballantyne requesting ordainment of an amendment to Sections 1.1.4, 2.1.1, 3.1.18, 3.2.17, 4.1.15, 4.2.15, 4.3.15, 4.4.16, 5.1.17, 6.1.13, 6.2.15, 6.3.13, 6.4.16, 7.2.9, 7.3.9, 8.2.4.c, 9.2.3, 9.2.6, 11.2.4, 11.2.5, 11.2.6, 11.3, 12.1.7, 15.2.1, and Table 9.1.1 of the Zoning Ordinance to address various parking requirements.
- Mayor Ballantyne requesting ordainment of an amendment to Articles 2-7, Articles 9-11, Article 13, and Article 15 of the Zoning Ordinance to make corrections, clarifications, and regulatory framework improvements.
- Charles DeCecca requesting a Zoning Map Amendment to change the zoning district of 501 Mystic Valley Parkway from Neighborhood Residence (NR) to Urban Residence (UR)

Zoning amendments may be viewed online by searching the Somerville City Council's [online meeting calendar](#) for the address or item number.

Final language of the above amendments may be modified by the City Council during the legislative process. Persons unable to attend the hearing may provide comments by email to the Planning Board and the City Council at publiccomments@somervillema.gov. Comments must be received no later than 12 Noon the day of the Hearing to ensure they are conveyed to the Committee for inclusion with the hearing testimony. The Chair(s) may opt to extend the period for written comments, in which case additional comments will be accepted until the date indicated. This information can be found in the minutes of the meeting.

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**CITY OF SOMERVILLE PROCUREMENT AND CONTRACTING
SERVICES DEPARTMENT
INVITATION FOR BIDS
IFB #25-21**

The City of Somerville, through the Procurement and Contracting Services Department, Invites Sealed Bids For:

Temporary Boiler Unit for The DPW Complex

A bid package may be obtained online at:

<https://www.somervillema.gov/departments/finance/procurement-and-contracting-services>

or from the City of Somerville's BidExpress page at

<http://www.somervillema.gov/BidExpress> on or after: **Wednesday,**

October 2nd, 2024. Sealed responses will be received at the PCS De-

partment, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143

or via Bid Express until: **11am, Thursday, October 17th, 2024.** The Chief

Procurement Officer reserves the right to reject any or all proposals if,

in her sole judgment, the best interest of the City of Somerville would be served by so doing.

Please email Sonia Castro scaastro@somervillema.gov for more info.

Sonia Castro
Procurement Manager
617-625-6600 x3407

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