

LEGAL NOTICES

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**City of Somerville
ZONING BOARD OF APPEALS**

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

PUBLIC HEARING NOTICE

The **Somerville Zoning Board of Appeals (ZBA)** will hold a virtual public hearing on **Wednesday, October 16, 2024**, at 6:00pm through Zoom.

Pursuant to Chapter 2 of the Acts of 2023, this meeting of the Zoning Board of Appeals will be conducted via remote participation. An audio recording of these proceedings will be available upon request to ZoningBoard@somervillema.gov.

TO USE A COMPUTER

Link: https://us02web.zoom.us/join/register/WN_fJ6BnW80RtqL2KgTESfnHA
Webinar ID: 861 5179 7613

TO CALL IN

An attendee must register for the meeting online in order for a call-in number to be emailed to them by Zoom.

The Zoning Board will consider the following pursuant to M.G.L. 40A and the Somerville Zoning Ordinance:

- 2 Village Terrace** Village Terrace Condominium Association seeks an Administrative Appeal of a code violation notice (File #23-018998) issued by City of Somerville Inspectional Services regarding a chicken coop.
- 44 Josephine Ave, Apt 2** Whitney Larsen and Philip Shafnacker seek to extend an existing nonconforming projecting porch in the Neighborhood Residence (NR) zoning district, which requires a Special Permit Finding.
- 16-20 Medford Street** Dmitry Vasilyev and Patrycja Missiuro seek an Administrative Appeal of the Building Official's issuance of a Building Permit, B24-000161, and the Building Official's subsequent denial of a Request for Enforcement to revoke that Building Permit.
- 241 Willow Avenue** Tony and Elizabeth Malandain seek to further extend the existing nonconformity for the required rear setback in the Neighborhood Residence (NR) district, which requires a Special Permit Finding.
- 9-15 Taylor Street** Taylor Mystic LLC seeks relief from the minimum parking requirements in the Urban Residence zoning district, which requires a Special Permit.

Development review application submittal materials and other documentation may be viewed online at <https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>.

Interested persons may provide comments to the Zoning Board of Appeals at the hearing or by submitting written comments by email to ZoningBoard@somervillema.gov.

10/2/24, 10/9/24 The Somerville Times



**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_huJfnEGRja9fA0Nb0J8MQ

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.

10/2/24, 10/9/24 The Somerville Times

Public Notice

Pursuant to 33 U.S.C. 1341 and M.G.L. c. 21 §§ 26 - 53, notice is given of a 401 Water Quality Certification application for the Mystic River Exposed Pipe and Bank Repair at Mile Post 1062.64 Project, which consists of routine maintenance primarily within an existing maintained right-of-way accessed from Mystic Valley Parkway in Medford, Massachusetts, and continuing to workspace within the right-of-way by Algonquin Gas Transmission, LLC, 2601 Market Place, Suite 400, Harrisburg, Pennsylvania 17110. This routine maintenance will be on Algonquin's existing J-1 natural gas pipeline and ensure continued safety, reliability, and capacity of the natural gas system in the Medford area.

Additional information may be obtained from the Applicant's Representative: Katelyn Wheeler, SWCA Environmental Consultants, 8 Science Park Drive, Scarborough, Maine, (207) 509-4386 or via email at katelyn.wheeler@swca.com. Written comments should be sent to MassDEP Central Regional Office, Division of Wetlands and Waterways, 8 New Bond Street, Worcester, Massachusetts 01606, within twenty-one days of this notice.

Any group of ten persons, any aggrieved person, or any governmental body or private organization with a mandate to protect the environment who submits written comments may appeal the Department's Certification. Failure to submit written comments before the end of the public comment period may result in the waiver of any right to an adjudicatory hearing.

10/9/24 The Somerville Times



Section 00 11 13
ADVERTISEMENT TO BID
MGL c.149 Over \$150K

The **SOMERVILLE HOUSING AUTHORITY**, the Awarding Authority, invites sealed bids from Contractors for the Facade Cleaning at Bryant Manor at Bryant Manor (667-4) in Somerville, Massachusetts, in accordance with the documents prepared by **REVERSE ARCHITECTURE**.

The Project consists of but not limited to: cleaning the concrete and brick masonry facade. Areas to be cleaned include all vertical brick and concrete surfaces, including both sides of concrete balcony walls. The contractor will supply lifts and equipment as required to reach all building surfaces.

Balcony access will be coordinated with the Awarding Authority in advance.

The work is estimated to cost **\$328,750.00**.

Bids are subject to M.G.L. c.149 §44A-J & to minimum wage rates as required by M.G.L. c.149 §526 to 27H inclusive.

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED. Please review the instructions in the bid documents on how to register as an electronic bidder. All Bids shall be submitted online at www.biddocs.com and received no later than the date and time specified.

General bidders must be certified by the Division of Capital Asset Management and Maintenance (DCAMM) in the following category of work, General Building Construction, and must submit a current DCAMM Certificate of Eligibility and signed DCAMM Prime/General Contractor Update Statement.

General Bids will be received until **24 October 2024 at 3:00PM EDT** and publicly opened online, forthwith.

General bids and sub-bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (including all alternates), and made payable to the **SOMERVILLE HOUSING AUTHORITY**. Note: A bid deposit is not required for Projects advertised under \$50,000.

Bid Forms and Contract Documents will be available for review at www.biddocs.com (may be viewed and downloaded electronically at no cost).

PRE-BID CONFERENCE / SITE VISIT: Scheduled
Date and Time: 10/15/2024 at 2:00PM EDT
Address: 75 Myrtle St, Somerville, MA 02145
Instructions: Meet at front entrance

The hard copy Contract Documents may be seen at:

Nashoba Blue Inc.
433 Main Street
Hudson, MA 01749
978-568-1167

10/9/24 The Somerville Times



**CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
IFB #25-04**

The City of Somerville, through the Procurement and Contracting Services Department, invites sealed bids for:

Argenziano Kitchen Expansion

An Invitation for Bid may be obtained online at www.bidexpress.com, <https://www.somervillema.gov/procurement>, or PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 on or after **10/02/2024**. Sealed bids will be received at above office until: **10/23/2024 3:00PM EST**. The Chief Procurement Officer reserves 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 contact Andrea Caruth at acaruth@somervillema.gov for more information.

5% Bid Deposit required. Prevailing wage applies.

Andrea Caruth
Deputy Chief Procurement Officer
617-625-6600 x3400

10/9/24 The Somerville Times

LEGAL NOTICES

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**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, October 22, 2024, at 6:00 PM**, on the following Application(s): Application of Common Victualer and Entertainment by Devices Indoors for AYT Foods LLC d/b/a The Blue Elephant at 719 Broadway.

Pursuant to Chapter 2 of the Acts of 2023, this meeting may be conducted via remote participation, online in a webinar hosted on the Zoom platform.

You have three ways to be heard at this meeting:

1. In person in the City Council Chamber, 2nd Floor City Hall, 93 Highland Avenue, Somerville MA 02143.
2. Virtually through the Zoom platform. Enter this link exactly as it appears into your internet browser anytime before the meeting: https://us02web.zoom.us/webinar/register/WN_7EuzXCbuRIGzr3IHyaEYg

You can also find this link on the city website's calendar. You will then be asked to register, and after registering, you will receive an email with instructions to join the webinar.

3. If you are unable to attend but wish to be heard, you may send written comments by US mail to the Executive Secretary at 93 Highland Ave., Somerville, MA 02143, or by email to licensing@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 Commission.

THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.

ANDREA R. TORRES, EXECUTIVE SECRETARY
LICENSING@SOMERVILLEMA.GOV

10/9/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, October 22, 2024, at 6:00 PM**, on the following Application(s): Application of Adult-Use Marijuana Retail Establishment License for Core Empowerment LLC d/b/a Seed at 500 Medford Street.

Pursuant to Chapter 2 of the Acts of 2023, this meeting may be conducted via remote participation, online in a webinar hosted on the Zoom platform.

You have three ways to be heard at this meeting:

1. In person in the City Council Chamber, 2nd Floor City Hall, 93 Highland Avenue, Somerville MA 02143.
2. Virtually through the Zoom platform. Enter this link exactly as it appears into your internet browser anytime before the meeting: https://us02web.zoom.us/webinar/register/WN_7EuzXCbuRIGzr3IHyaEYg

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10/9/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, October 22, 2024, at 6:00 PM**, on the following Application(s): Application of Alteration of Premises for Kajal and Kevin II LLC d/b/a Liquor Junction at 14 McGrath Highway.

Pursuant to Chapter 2 of the Acts of 2023, this meeting may be conducted via remote participation, online in a webinar hosted on the Zoom platform.

You have three ways to be heard at this meeting:

1. In person in the City Council Chamber, 2nd Floor City Hall, 93 Highland Avenue, Somerville MA 02143.
2. Virtually through the Zoom platform. Enter this link exactly as it appears into your internet browser anytime before the meeting: https://us02web.zoom.us/webinar/register/WN_7EuzXCbuRIGzr3IHyaEYg

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10/9/24 The Somerville Times



**City of Somerville
PLANNING BOARD**

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

PUBLIC HEARING NOTICE

The **Somerville Planning Board (PB)** will hold a virtual public hearing on **Thursday, October 17, 2024, at 6:00pm** through Zoom.

Pursuant to Chapter 2 of the Acts of 2023, this meeting of the Planning Board will be conducted via remote participation. An audio recording of these proceedings will be available upon request to planningboard@somervillema.gov.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_5kz_-c6NRHmNDpEFaoHIOg
Webinar ID: 844 0929 4699

TO CALL IN

An attendee must register for the meeting online in order for a call-in number to be emailed to them by Zoom.

The Planning Board will consider the following pursuant to M.G.L. 40A and the Somerville Zoning Ordinance:

120 Beacon Street Animal Care Innovations Ltd. seeks to establish a Veterinarian Use on a Pedestrian Street in the Mid-Rise 4 (MR4) district, which requires a Special Permit.

Development review application submittal materials and other documentation may be viewed online at <https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>. Interested persons may provide comments to the Planning Board at the hearing or by submitting written comments by email to PlanningBoard@somervillema.gov.

10/2/24, 10/9/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, October 22, 2024, at 6:00 PM**, on the following Application(s): Application of All Forms Alcohol, Common Victualer, Entertainment by Devices and Performers Indoors and Outdoors, Outdoor Public Sidewalk and Parklet Seating, Sunday Hours, and 2am License for H and P Restaurant Group LLC d/b/a Gauchao Brazilian Cuisine at 102 Broadway.

Pursuant to Chapter 2 of the Acts of 2023, this meeting may be conducted via remote participation, online in a webinar hosted on the Zoom platform.

You have three ways to be heard at this meeting:

1. In person in the City Council Chamber, 2nd Floor City Hall, 93 Highland Avenue, Somerville MA 02143.
2. Virtually through the Zoom platform. Enter this link exactly as it appears into your internet browser anytime before the meeting: https://us02web.zoom.us/webinar/register/WN_7EuzXCbuRIGzr3IHyaEYg

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LICENSING@SOMERVILLEMA.GOV

10/9/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, October 22, 2024, at 6:00 PM**, on the following Application(s): Application of Change of Officers/Directors, Transfer of Stock, and Change of Ownership Interest for RCSH Operations INC d/b/a Ruth's Chris Steak House at 375 Revolution Drive.

Pursuant to Chapter 2 of the Acts of 2023, this meeting may be conducted via remote participation, online in a webinar hosted on the Zoom platform.

You have three ways to be heard at this meeting:

1. In person in the City Council Chamber, 2nd Floor City Hall, 93 Highland Avenue, Somerville MA 02143.
2. Virtually through the Zoom platform. Enter this link exactly as it appears into your internet browser anytime before the meeting: https://us02web.zoom.us/webinar/register/WN_7EuzXCbuRIGzr3IHyaEYg

You can also find this link on the city website's calendar. You will then be asked to register, and after registering, you will receive an email with instructions to join the webinar.

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LEGAL NOTICES

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NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage dated February 2, 2023 by Building Alliance Group LLC to Steven A. Ross, Trustee of QS Lending Three Trust u/d/t dated October 25, 2022 (recorded with Middlesex County (South) Registry of Deeds in Book 80884, Page 355), said mortgage recorded with the Middlesex County (South) Registry of Deed in Book 81222, Page 147, and which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **1:00 p.m. on the 4th day of November, 2024** on the premises at 30 Richdale Avenue, Somerville, Massachusetts, all and singular the premises described in said mortgage.

To wit:
Property Address: **30 Richdale Avenue, Somerville, Massachusetts 02145**

The land in Somerville, Middlesex County, Massachusetts, with the buildings thereon, and bounded and described as follows:

Being the lot numbered 12 on a plan of land belonging to Heirs of Oliver Tufts, made by Chas. D. Elliot, E&S., dated March, 1885, and recorded with the Middlesex South District Deeds in Book of Plans 45, Plan 40, being described as follows:

NORTHEASTERLY by Richdale Avenue, forty (40) feet;

SOUTHEASTERLY by lot numbered 11 on said plan, eighty (80) feet;

SOUTHWESTERLY by land now or formerly of the Boston & Lowell Railroad, forty (40) feet;

NORTHWESTERLY by lot numbered 13 on said plan, eighty (80) feet.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Middlesex Norfolk County Registry of Deeds herewith [Book 81222, Page 144].

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens and rights of any tenants and parties in possession, if there be any, or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check to Baker, Braverman & Barbadoro, P.C., 1200 Crown Colony Drive, Suite 610, Quincy, MA 02169 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

Steven A. Ross, Trustee of QS Lending Three Trust
u/d/t dated October 5, 2022
Present holder of said mortgage
By his Attorneys,
Baker, Braverman & Barbadoro, P.C.
1200 Crown Colony Drive, Suite 610
Quincy, MA 02169

10/9/24 The Somerville Times



**CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
IFB #25-18**

The City of Somerville, through the Procurement and Contracting Services Department, invites sealed bids for:

Asset Preservation Project for 1895 Bldg

An Invitation for Bid may be obtained online at www.bidexpress.com, <https://www.somervillema.gov/procurement>, or PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 on or after **10/09/2024**. Sealed bids will be received at above office until: **11/05/2024 2:00PM EST**. The Chief Procurement Officer reserves 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.

Filed sub-bids for following DCAMM categories are due by **10/23/2024 at 1:00pm:**

Masonry Work
Miscellaneous and Ornamental Iron
Waterproofing Damproofing and Caulking
Roofing and Flashing
Painting
Plumbing
HVAC
Electrical Work

Sealed general bids with DCAMM certification General Construction are due by **11/05/2024 at 2:00pm**.

Please contact Andrea Caruth at acaruth@somervillema.gov for more information.

5% Bid Deposit required. Prevailing wage applies.

Andrea Caruth
Deputy Chief Procurement Officer
617-625-6600 x3400

10/9/24 The Somerville Times



**CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
IFB #25-17**

The City of Somerville, through the Procurement and Contracting Services Department, invites sealed bids for:

Asset Preservation Project: 90-92 Union Square Building

An Invitation for Bid may be obtained online at www.bidexpress.com, <https://www.somervillema.gov/procurement>, or PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 on or after **10/09/2024**. Sealed bids will be received at above office until: **11/07/2024 2:00PM EST**. The Chief Procurement Officer reserves 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.

Filed sub-bids for following DCAMM categories are due by **10/23/2024 at 2:00pm:**

Masonry Work
Waterproofing Damproofing and Caulking
Roofing and Flashing
Painting
Electrical Work

Sealed general bids with DCAMM certification General Construction are due by **11/07/2024 at 2:00pm**.

Please contact Andrea Caruth at acaruth@somervillema.gov for more information.

5% Bid Deposit required. Prevailing wage applies.

Andrea Caruth
Deputy Chief Procurement Officer
617-625-6600 x3400

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