



City of Somerville

PLANNING BOARD

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

3 MARCH 2022 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS	ARRIVED
Michael Capuano	Chair	<i>Absent</i>	
Amelia Aboff	Vice Chair	<i>Recused</i>	
Rob Buchanan	Clerk	<i>Present</i>	
Jahan Habib	Member (Acting-Chair)	<i>Present</i>	
Erin Geno	Member	<i>Present</i>	
Debbie Howitt Easton	Alternate	<i>Absent</i>	
Russell Pildes	Alternate	<i>Present</i>	

City staff present: Charlotte Leis (Planning, Preservation & Zoning), Raisa Saniat (Planning, Preservation & Zoning), Andrew Graminski (Planning, Preservation & Zoning)

The meeting was called to order at 6:01pm and adjourned at 6:29pm.

Chair Capuano designated Member Habib to be Acting-Chair for this meeting in his absence.

Member Geno stated that she was unable to attend the 17 February 2022 meeting, but she watched the entirety of the recording and filed an affidavit with the City Clerk that she did so. Member Pildes stated that he was unable to attend the 17 February 2022 meeting, but he watched the entirety of the recording and filed an affidavit with the City Clerk that he did so.

PUBLIC HEARING: 28-44 Broadway (P&Z 21-029)

(continued from 17 February 2022)

Following a motion by Acting-Chair Habib, seconded by Clerk Buchanan, the Board voted unanimously (4-0) to continue the case to the next regularly scheduled meeting.

RESULT:

CONTINUED

PUBLIC HEARING: 15 McGrath Highway (P&Z 21-062)

(continued from 17 February 2022)

The Board asked Staff to verify whether the covenant has been finalized. Staff responded that the applicant has requested a continuance due to multiple outstanding matters. The applicant confirmed that the covenant has not been signed yet.

Following a motion by Acting-Chair Habib, seconded by Clerk Buchanan, the Board voted unanimously (4-0) to continue the case to the next regularly scheduled meeting.

RESULT:

CONTINUED

PUBLIC HEARING: 600 Windsor Place (P&Z 21-059)

The applicant team presented the progress they have made on their proposal since the last meeting; updated condition language, possible community path connectivity, and the view of the development from Prospect Hill. They explained that they worked with Staff regarding the conditions in the Staff Memo and have since come up with new condition language that both parties have agreed to. Staff has provided the Board with a Supplemental Staff Memo with the new condition language, which will require the public testimony portion to be reopened.

Acting-Chair Habib re-opened public testimony.

Ron Carvalho (70 Victoria St) – was in support of the project and felt it was good for the City. Mr. Carvalho hoped the building has quality details and will have longevity and architectural importance. He noted that he owns real estate just outside Union Square and felt that this development will be good for the neighbors and the City budget.

Tori Antonino (65 Boston St) – requested that the applicant does a green, bio-solar roof. If there are residential units, she asked the applicant to include a roof deck or a backyard, as it is essential that people have more open space outside. Ms. Antonino also requested that the team plant native species, as they are trying to regenerate the ecosystem in the City.

Acting-Chair Habib closed public testimony.

The Board inquired about the Master Plan Special Permit process and if each component will go through Site Plan Approval. Staff confirmed that each building and civic space will need to go through a separate Site Plan Approval process.

The Board inquired about the parking cap in the Boynton Yards area, specifically for this application. Staff clarified that the total parking spaces right now is below the parking cap. This application is proposing 200 spaces (13 spaces less than the cap). The Board commented that the parking numbers do not match with what Staff stated. Staff confirmed that they will look into this further for the next meeting.

The Board inquired about the proposed alley and curb cuts along Windsor Street. Staff confirmed that the Mobility Division will need to respond to those inquiries, as they are the experts in the field. The Board requested visuals to better understand the vision for the area regarding transportation. They would also like to better understand what is being asked for and why regarding the conditions in the Staff Memo.

The Board would also like to better understand the City's streetscape plan for the Boynton Yards area as a whole and any potential changes to improve traffic flow. They would like to see diagrams and initial studies regarding this matter. The Board asked if Staff could provide a comprehensive understanding of the number of pedestrians, vehicles, etc. by the next meeting. Staff confirmed that they will try to gather the most up-to-date information as possible.

Acting-Chair Habib left written public testimony open until noon on 11 March 2022.

Following a motion by Acting-Chair Habib, seconded by Member Pildes, the Board voted unanimously (4-0) to continue the case to the next regularly scheduled meeting.

RESULT:

CONTINUED

The Board made a note that they are past due for Chair, Vice Chair, and Clerk elections. They asked Staff to add this item to the next Planning Board meeting agenda. Staff confirmed that they will add this item to the agenda.

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning & Zoning Division at planning@somervillema.gov.