



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

4 APRIL 2022 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

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

City staff present: Charlotte Leis (Planning, Preservation & Zoning), Raisa Saniat (Planning, Preservation & Zoning), Rebecca Cooper (Planning, Preservation & Zoning)

The meeting was called to order at 6:01pm and adjourned at 8:12pm.

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

(continued from March 17, 2022)

Chair Capuano requested City Councilor McLaughlin to address the Board regarding the Neighborhood Meeting that was requested of the applicant at the 17 March 2022 Planning Board Meeting. Ward 1 City Councilor McLaughlin noted that he was not in attendance at the Neighborhood Meeting, but he was aware of its scheduling and the issues regarding this proposal such as the mobility difficulties and parking problems.

Chair Capuano requested that City Councilor Scott provide testimony, if he had any. Ward 2 City Councilor Scott did not have further comments.

Chair Capuano requested Staff to provide further clarification as to why an amended Staff Memo was not provided. Staff noted that the deadline for additional documentation for this case was 4:30pm on Thursday, 31 March 2022 and the applicant held the Community Meeting at 5:00pm on Thursday, 31 March 2022. Staff also explained that a Community Meeting was held but not a Neighborhood Meeting per the Somerville Zoning Ordinance. Chair Capuano asked the applicant team to provide clarification regarding the matter. The applicant team stated that they were not aware that they were required to hold a Neighborhood Meeting per the Zoning Ordinance; however, they did notify the abutters by going door-to-door, the only difference being they did not use certified mail. Chair Capuano asked Staff to clarify the discrepancy. Staff commented that the applicant team distributed the meeting flyer prior to sharing it with Staff, but they were made aware that the Planning Board requested an actual Neighborhood Meeting, even though they did not get an automated message from the PPZ Smartsheet tracking system.

The Board agreed that the neighborhood should have the opportunity to be engaged in the process, that 5:00pm is too early for a Neighborhood Meeting due to work schedules and judging by the attendance at the last two Neighborhood meetings for this case it seems as though this neighborhood is fully engaged and would appreciate a chance to see the revisions and have their voices heard.

Chair Capuano made it clear to the applicant team that it is the intent of the Planning Board that they are to hold a Neighborhood Meeting in full accordance with the Somerville Zoning Ordinance.

Following a motion by Chair Capuano, seconded by Clerk Geno, the Board voted unanimously (6-0) to continue the case to the next regularly scheduled meeting.

RESULT:

CONTINUED

OTHER BUSINESS: Joint Hearing with Land Use Committee

The Planning Board went into recess at 6:29pm to join a Joint Hearing with the Land Use Committee.

The Planning Board adjourned their meeting during the Joint Hearing at 8:12pm.

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.