



City of Somerville  
**PLANNING BOARD**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**NOVEMBER 10, 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>Absent/Recused</i>	
Erin Geno	Clerk	<i>Present</i>	
Jahan Habib	Member	Present	
Debbie Howitt Easton	Alternate	Present	

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

The meeting was called to order at 6:02pm and adjourned at 6:34pm.

**PUBLIC HEARING: 59 Bow Street (P&Z 21-017)**  
*(continued from 27 October 2022)*

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to approve the applicant's request to continue the case to 1 December 2022.

**RESULT:**

**CONTINUED**

**GENERAL BUSINESS: Meeting Minutes**

Following a motion by Chair Capuano, seconded by Clerk Geno, the Board voted unanimously (4-0) to approve the 4 August 2022 meeting minutes.

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to approve the 18 August 2022 meeting minutes, with minor edits discussed this evening.

**RESULT:**

**APPROVED**

**PUBLIC HEARING: 153 South Street – Thoroughfare (P&Z 22-008)**  
*(continued from 27 October 2022)*

The applicant team presented and addressed the outstanding comments from the Board, including neighborhood meeting comments, best management practices for shared street paving patterns, light spill reduction strategies, sidewalk depths, and land transfer to the city. The team confirmed that they agree with the condition language recommended by Staff in the Supplemental Staff Memo regarding phasing changes. They also discussed tree protection strategies and root zone protection as requested by the Board.

The Board asked Staff if the city will have jurisdiction over the speed limit on the thoroughfare, once the land conveyance is complete; Staff confirmed.

Following a motion by Chair Capuano, seconded by Clerk Geno, the Board voted unanimously (4-0) to approve to develop a Commercial Shared Street Thoroughfare type in the High-Rise zoning district, with conditions.

**RESULT:**

**APPROVED WITH CONDITIONS**

**PUBLIC HEARING: 2, 8, & 29 Harding Street (n/k/a 99 South Street) - Building (P&Z 22-007)**

*(continued from 27 October 2022)*

The applicant team presented and addressed the outstanding comments from the Board, including the number of bicycle parking spaces on the ground floor, how the bicycle parking will be accessed, and how the parking and loading zone will be accessed via Earle Street. The Board noted that the Supplemental Staff Memo recommended condition language that will allow the new location of the bicycle storage facility be reviewed and approved by Staff and relevant City Departments; the applicant team agreed with the proposed language.

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to develop a 12-story LEED Platinum building in the High-Rise zoning district, with conditions.

**RESULT:**

**APPROVED WITH CONDITIONS**

*NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. A recording of these proceedings can be accessed at any time by using the registration link at the top of the meeting agenda.*