



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, February 16, 2023 at 6:00 pm

**The meeting will be held using GoToWebinar.
TO USE A COMPUTER**

Link: <https://attendee.gotowebinar.com/register/375591401848101724>
Webinar ID: 529-866-731

TO CALL IN

Phone number: 1 (562) 247-8321
Access code: 899-532-472

Pursuant to Chapter 107 of the Acts of 2022, this meeting of the Somerville Planning Board will be conducted via remote participation. A recording of these proceedings can be accessed at any time using the registration link at the top of this agenda.

GENERAL BUSINESS

Approval of minutes

- October 6, 2022
- October 27, 2022
- November 10, 2022

Rescheduled or withdrawal of advertised public hearings

- None

PUBLIC HEARINGS

- **59 Bow Street** – P&Z 21-017 (*continuance from February 2, 2023*)
59-61 Bow St., LLC proposes to develop a five (5)-story, Net-Zero Ready, LEED Platinum general building and establish a Household Living principle use for 15 dwelling units in the Mid-Rise 5 (MR5) zoning district. This proposal requires Site Plan Approval and one (1) Special Permit.
- **200 McGrath Highway** – P&Z 22-097 (*continuance from January 19, 2023*)
US McGrath Owner, LLC proposes a Master Plan in the Union Square East sub-area of the Master Plan Development overlay district, which requires a Master Plan Special Permit; the proposal is for an approx. 3-acre site and includes two buildings totaling approx. 980,000SF and three thoroughfares.
- **256-260 Elm Street** – P&Z 21-039 (*continuance from February 2, 2023*)
AP Davis Square Plaza, LLC proposes to develop a LEED Platinum four (4) story Lab Building in the Commercial Core 4 (CC4) district, which requires Site Plan Approval.
- **270 Elm Street** – P&Z 21-042 (*continuance from February 2, 2023*)
AP Davis Square Plaza, LLC proposes to modify an existing Through Block Plaza in the Commercial Core 4 (CC4) district, which requires Site Plan Approval.

OTHER BUSINESS

- Recommendation to City Council on the following items:

- Mayor Ballantyne proposes an amendment to Section 6.1 Commercial Districts: Fabrication of the Somerville Zoning Ordinance to permit additional uses for ground story commercial spaces fronting a Pedestrian Street.
- David Einis proposes a map amendment to the Official Zoning Atlas to change the zoning district of 14 White Street Place from Neighborhood Residence (NR) to Mid-Rise 4 (MR4).
- The Somerville Planning Board proposes an amendment to Section 15.1.3 Neighborhood Meetings of the Somerville Zoning Ordinance to improve the neighborhood meeting process.
- Mayor Ballantyne proposes an amendment to Section 10.8 Commercial Signs of the Somerville Zoning Ordinance to permit commercial signs by right.

Plans and reports are available to view at the City of Somerville website via the following link:
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact Nancy Bacci, at 617-625-6600 x2250 or nbacci@somervillema.gov.