



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

FEBRUARY 2, 2023 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	Member	<i>Present</i>	
Jahan Habib	Member	<i>Present</i>	
Michael McNeley	Member	<i>Present</i>	
Debbie Howitt Easton	Alternate	<i>Present</i>	
Luc Schuster	Alternate	<i>Present</i>	

City staff present: Raisa Saniat (Planning, Preservation, & Zoning Division), Sarah White (Planning, Preservation, & Zoning Division)

The meeting was called to order at 6:05pm and adjourned at 8:02pm.

PUBLIC HEARING: 256-260 Elm Street (P&Z 21-039)

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (7-0) to approve the applicant's request to continue the case to 16 February 2023.

RESULT:

CONTINUED

PUBLIC HEARING: 270 Elm Street (P&Z 21-042)

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (7-0) to approve the applicant's request to continue the case to 16 February 2023.

RESULT:

CONTINUED

PUBLIC HEARING: 59 Bow Street (P&Z 21-017)

(continued from 19 January 2023)

The applicant team addressed the concerns raised by the Board at the previous meeting, such as bedroom unit variety, landscaping, and the loading/delivery zone. The team is now proposing to provide four studio units, eight 1-bedroom units, and three 2-bedroom units. The team stated that the landscaping on top of the cornice on the corner of the building is not part of the Green Score and they plan to use high quality faux plants which will not require irrigation or maintenance, showing inspiration images of a building in South Boston with a similar treatment. The team then explained that they spoke with the Mobility Division regarding moving the ADA accessible parking space in front of the building to allow for a loading/delivery area; they have not received Mobility's feedback yet.

The Board noted that the two possible solutions for the loading/delivery area would be adequate; Staff noted that they would not be comfortable moving forward with this application without the Mobility Division's review of the project.

Member Schuster noted that he reviewed the recording of the previous meeting and has filled out an affidavit stating that he has done so. Member McNeley and Member Habib confirmed that they also reviewed the recording and filled out affidavits.

Staff asked the Board how they feel about the updated bedroom counts; the Board confirmed that they feel that the applicant team has done a reasonable job updating the proposal.

The applicant team requested that the Board approve the proposal based on the originally submitted, and approved, Mobility Management Plan. The Board stated that Staff is not comfortable moving forward until the Mobility Division reviews the new information, therefore the Board will wait to vote until the Mobility Division provides their feedback.

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (7-0) to continue the case to 16 February 2023.

RESULT:

CONTINUED

OTHER BUSINESS: Joint Hearing with the Land Use Committee

The Planning Board joined the Joint Hearing with the Land Use Committee at 6:29pm and reconvened at 8:01pm.

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.