



City of Somerville

## PLANNING BOARD

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

### AGENDA

Thursday, May 18, 2023 at 6:00 pm

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

Link: <https://attendee.gotowebinar.com/register/6513767898037487197>  
Webinar ID: 478-746-211

### TO CALL IN

Phone number: 1 (562) 247-8422  
Access code: 713-961-523

Pursuant to Chapter 2 of the Acts of 2023, 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

- March 2, 2023

Rescheduled or withdrawal of advertised public hearings

- None

### PUBLIC HEARINGS

- **620 Broadway** – P&Z 21-145 (*Applicant requested continuance to June 1, 2023*)  
620 Broadway, LLC proposes to develop a one (1) story Commercial Building and establish a Cannabis Retail Sales use in the Commercial Core 5 (CC-5) district, which requires Site Plan Approval and a Special Permit.
- **1 McGrath Highway** – P&Z 21-028 (*continued from May 4, 2023*)  
Somerbridge Hotel, LLC proposes to develop a six (6) story General Building and establish a Hotel use in the High Rise (HR) district, which requires Site Plan Approval and Special Permits for the Hotel use and relief from parking standards.
- **51 Prospect Street** – P&Z 21-181 (*continued from May 4, 2023*)  
Eversource Energy seeks to establish a Minor Utility Facility Use in the Commercial Core and Mid-Rise 4 zoning districts, which requires a Special Permit.

### OTHER BUSINESS

- Joint Hearing with the Somerville City Council's Land Use Committee:
  - Mayor Ballantyne requesting ordainment of an amendment to Section 12.2 of the Zoning Ordinances to reflect the recommendations in the 2022 Somerville Linkage Nexus Study.
  - John Fragione and Agostino Feola, requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 295-297 Medford Street and 93 Walnut Street from MR3 to MR5.

- Union Square One Development, LLC requesting the adoption of a Zoning Text Amendment to Section 8.17. g. iii to permit variations to build out regulations by special permit in the CC5 District, USQ sub-area.
- Mayor Ballantyne requesting ordainment of an amendment to Section 8.1, Affordable Housing, of the Zoning Ordinances to remove errant text and amend the dimensional standards.

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 Adrienne Pomeroy, at 617-625-6600 x2059 or [ada@somervillema.gov](mailto:ada@somervillema.gov).