



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

**7 SEPTEMBER 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>Absent</i>	
Jahan Habib	Member	<i>Present</i>	
Michael McNeley	Member	<i>Present</i>	
Debbie Howitt Easton	Alternate	<i>Absent</i>	
Luc Schuster	Alternate	<i>Present</i>	

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

The meeting was called to order at 6:05 pm and adjourned at 9:13pm.

Chair Capuano explained that the Planning Board will be recessing into a joint hearing with the Land Use Committee. Once completed, the Planning Board will reconvene to discuss other agenda items.

**PUBLIC HEARING: 620 Broadway (P&Z 21-145)**  
*(continued from 3 August 2023)*

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to continue this application to 5 October 2023.

**RESULT:**

**CONTINUED**

**PUBLIC HEARING: 45 Mystic Avenue (P&Z 22-059)**

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to continue this application to 21 September 2023.

**RESULT:**

**CONTINUED**

**PUBLIC HEARING: 7 Washington Street (P&Z 21-147)**

Chair Capuano opened the hearing but noted that it would not be considered until later in the meeting, after the joint hearing, if time permitted.

**PUBLIC HEARING: 394 McGrath Hwy (ZP23-000036)**

Chair Capuano opened the hearing but noted that it would not be considered until later in the meeting, after the joint hearing, if time permitted.

## **GENERAL BUSINESS: Meeting Minutes**

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to approve the 13 October 2022 meeting minutes.

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to approve the 1 June 2023 meeting minutes.

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to approve the 20 July 2023 meeting minutes.

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to approve the 3 August 2023 meeting minutes.

## **OTHER BUSINESS: Clerk Appointment**

Following a motion by Chair Capuano, seconded by Member McNeley, the Board voted (3-0-1), with Member Habib abstaining, to nominate Jahan Habib as Clerk of the Planning Board.

## **PUBLIC HEARING: 7 Washington Street (P&Z 21-147)**

The applicant team explained that ten units are proposed and there have been two neighborhood meetings. There is a mixture of unit size types proposed, with studios, one-bedroom units, two-bedroom units, and one three-bedroom unit, as well as two affordable units. This proposed building only uses 68% of the lot, will be able to connect to sewer and water utilities, and areas have been identified for stormwater management. The applicant team also discussed bike storage, trees along the property front, permeable pavers at the thresholds of the building, and a 6' high privacy fence along the property line.

The Board went into recess at 6:33pm, until the conclusion of the joint hearing with the Land Use Committee.

## **OTHER BUSINESS: Joint Hearing with Land Use Committee**

- NRL WSC 200 Inner Belt Prop, LLC requesting a Zoning Map Amendment to change the zoning district of 200 Inner Belt Road from Commercial Industry (CI) to High-Rise (HR).
- Daniel C. and Lieba R. Savitt requesting an amendment to the Zoning Ordinance Map to change the zoning district of 113 Prospect Street from Urban Residence (UR) to Neighborhood Residence (NR).
- David Einis requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 0 White Street Place from Mid-Rise 4 (MR4) to Urban Residential (UR) and 14 White Street Place from Neighborhood Residential (NR) to UR.
- Councilor Ewen-Campen and Councilor Wilson requesting an amendment to the Zoning Ordinance Section 10.3, Development Standards, and Table 10.4.1. to include vegetated roofs.

The Board reconvened at 8:33pm

### **PUBLIC HEARING: 7 Washington Street (P&Z 21-147)**

Chair Capuano opened public testimony.

Tori Antonino (65 Boston Street) – asked what this project is in regard to.

Chair Capuano closed public testimony. He noted that written comment on this item will be left open until noon on 15 September 2023.

The Board asked about potential solar and its storage on site. The applicant team explained that it is working through the process to become a NetZero Ready building. There will be onsite renewable energy storage, but no solar panels on the building. The renewable aspect is a passive house strategy through the façade of the building.

The Board asked how accessibility will be supported, without an elevator proposed in the building. The applicant team stated that the two affordable units, a studio, and three-bedroom unit will be located on the ground floor. A wheelchair lift could be added to make these units more accessible. The Board noted that this is one of the only projects recently that has proposed a three-bedroom unit.

No parking is proposed on site, and so there is a standard Planning Board condition that the residents will not receive parking passes from the city. There was discussion regarding the materials to be used on the building. The Board asked for additional details regarding the materiality at a future meeting, along with information about the passive house strategy.

The Board asked about the loading and delivery aspect on Washington Street. The applicant team stated that a permit will be needed from the city regarding parking at certain times for deliveries. There will be some flexibility based on an MBTA bus stop that was previously located on the property. The Board expressed some concern regarding this impeding other types of traffic in that area. The applicant team noted that an existing traffic light could help this situation. There is not enough space on the site to include a separate pull-off lane for deliveries.

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to continue this application to 21 September 2023.

<b>RESULT:</b>
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<b>CONTINUED</b>
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### **PUBLIC HEARING: 394 McGrath Hwy (ZP23-000036)**

Following a motion by Chair Capuano, seconded by Member Habib, the Board voted unanimously (4-0) to continue this application to 21 September 2023.

<b>RESULT:</b>
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<b>CONTINUED</b>
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*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.*