



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

19 OCTOBER 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>	
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: Emily Hutchings (Planning, Preservation, & Zoning)

The meeting was called to order at 6:05pm and adjourned at 9:09pm.

Chair Capuano explained that the Planning Board will be recessing into a joint hearing with the Land Use Committee at 6:30pm. Once completed, the Planning Board will reconvene to discuss any outstanding items.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to approve the 21 September 2023 meeting minutes.

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

The Board noted concern regarding hearing an amended presentation that has not yet been reviewed or commented on by Staff. The applicant team echoed the concerns. There was a request to still present some items this evening, in order for the Board to see the applicant's overall vision for the project. Staff explained that they are waiting for the Mobility Department's comments. Once received, a thorough review will then be completed by Staff.

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to continue this application to 2 November 2023.

RESULT:

CONTINUED

The Board entered into a Joint Hearing with the Land Use Committee at 6:23pm.

OTHER BUSINESS: Joint Hearing with Land Use Committee

- Mayor Ballantyne requesting ordainment of an amendment to the Somerville Zoning Ordinances, Sections 3.1 Neighborhood Residence and 3.2 Urban Residence, to permit the house and triple decker building types without any conditions, and to repeal the lot depth, dwelling units per lot, and development benefits requirements.

- Mayor Ballantyne requesting ordainment of an amendment to the Zoning Ordinance to repeal Section 10.9 Steep Slopes.
- John Fragione and Agostino Feola, Trustees of Frala Realty Trust, 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 Mid-Rise 3 (MR3) to Mid-Rise 5 (MR5).
- Mai Lau, 635 Somerville Avenue LLC, requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 627 Somerville Avenue from Neighborhood Residence (NR) to Mid-Rise 3 (MR3).
- Mayor Ballantyne requesting ordainment of an amendment to the Somerville Zoning Ordinances to replace the text of Section 9.1.11 Residential Use Categories and revise Table 9.1.1 Permitted Uses and the corresponding permitted use table of each zoning district, in accordance with changes to Table 9.1.1, to replace the two residential use categories.

Chair Capuano declared that the meeting was adjourned at 9:09pm.

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.