



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

15 FEBRUARY 2024 MEETING MINUTES

This meeting was conducted via remote participation via Zoom.

NAME	TITLE	STATUS	ARRIVED
Michael Capuano	Chair	<i>Present</i>	
Amelia Aboff	Vice Chair	<i>Present</i>	
Jahan Habib	Clerk	<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: Stephen Cary (Planning, Preservation, & Zoning)

The meeting was called to order at 6:02pm and adjourned at 7:55pm.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to approve the meeting minutes of 18 January 2024.

PUBLIC HEARING: 620 Broadway (P&Z 21-145)

The Board discussed that there was a procedural error with the way one of the votes was cast and recorded at the last hearing for this item. It was noted that Chair Capuano and Member Howitt Easton were not eligible to vote on this item.

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted (4-0-2), with Chair Capuano and Member Howitt Easton abstaining, to approve with the conditions laid out in the Staff Memo, the Special Permit to establish a cannabis retail sales use in the Commercial Core CC 5 District.

RESULT:

APPROVED WITH CONDITIONS

The Board went into recess at 6:07pm until it reconvened with the Land Use Committee at 6:30pm.

OTHER BUSINESS: Joint Hearing with the Land Use Committee

- 15 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinances to add Section 8.4.19, Climate & Equity Innovation Sub-Area Overlay District.
- 13 registered voters requesting a Zoning Map Amendment to:
 - Change the zoning district of 8 Park Street, 10 Park Street, 504 Somerville Avenue, and 7-9 Properzi Way from Mid-Rise 4 (MR4) to Climate & Equity Innovation Sub-Area Overlay District; and

- Change the zoning district of 15-27 Properzi Way, 29 Properzi Way, 26-32 Park Street, 8- 14 Tyler Street, 40 Park Street, 15 Dane Street, 7-9 Tyler Street, 460 Somerville Avenue, 444 Somerville Avenue, 440 Somerville Avenue, 30 Dane Street, and 24-28 Dane Street from Fabrication (FAB) to Climate & Equity Innovation Sub-Area Overlay District.
- 234 Pearl Street Realty Trust and Goodpitch, LLC requesting a zoning map amendment to change the zoning district of 234 and 236 Pearl Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6).
- Mayor Ballantyne requesting an amendment to the Zoning Ordinances to amend Article 9: Use Provisions, and the Permitted Uses tables of all zoning districts, to establish a Recreational Camp for Children use within the Recreational Services use category.
- Gregg Donovan requesting a Zoning Map Amendment to change the zoning district of 321 Washington Street from Fabrication (FAB) to Commercial Industry (CI).

The Board reconvened at 7:55 to adjourn the meeting.

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.