



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

**19 SEPTEMBER 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>	
Luc Schuster	Alternate	<i>Present</i>	

City staff present: Stephen Cary (Planning, Preservation, & Zoning); Sarah Lewis (Planning Preservation, & Zoning)

The meeting was called to order at 6:00pm and adjourned at 7:36pm.

**PUBLIC HEARING: 45 Mystic Avenue (P&Z 22-029)**  
*(continued from 15 August 2024)*

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (5-0) to continue this hearing to 3 October 2024.

**RESULT:**

**CONTINUED**

**PUBLIC HEARING: 71-72 Union Square (ZP24-000059)**  
*(continued from 5 September 2024)*

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (5-0) to continue this hearing to 21 November 2024.

**RESULT:**

**CONTINUED**

**PUBLIC HEARING: 74 Middlesex Avenue (ZP24-000087)**

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (5-0) to continue this hearing to 3 October 2024.

**RESULT:**

**CONTINUED**

**GENERAL BUSINESS: Meeting Minutes**

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (5-0) to approve the 15 August 2024 meeting minutes, as amended.

## **OTHER BUSINESS: Review of Standard Conditions of Approval**

The Board reviewed its standard conditions of approval, specifically the conditions for Special Permit requests.

The first required condition is, in perpetuity, that the decision must be reported with the Middlesex South Registry of Deeds. The second condition is that, before a Building Permit is issued, one digital copy of all required application materials reflecting any physical changes required by the Board, if applicable, must be submitted to the Planning, Preservation, & Zoning (PPZ) Division for public record. Materials must be submitted in accordance with the document format standards of the relevant submittal requirements. Third is that a digital copy of the recorded decision stamped by the Middlesex South Registry of Deeds must be submitted to the PPZ Division for the public record. Fourth is that a written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be provided to the Inspection Services Department (ISD) at least ten (10) working days in advance of a request for a final inspection.

The Board reviewed the conditions that may depend based on category and type. There was discussion regarding the mobility requirements for cannabis uses and if there is a specific reason that they tend to apply exclusively to cannabis uses. Staff noted that some of the requirements are state-related but agreed to revisit these conditions and come back to the Board with additional information.

The Board also reviewed the list of optional conditions. There was agreement to continue to review the permit types and identify the areas to further discuss.

The Board asked for additional information from Staff at a future meeting regarding development activity post the MBTA Communities Plan that was passed.

*NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning, Preservation & Zoning Division at [planningboard@somervillema.gov](mailto:planningboard@somervillema.gov).*