



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, November 7, 2024, at 6:00 pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_YmAQF7wdQiifN17bdCb7xQ
Webinar ID: 812 0403 2633

TO CALL IN

An attendee must register for the meeting online in order for a call-in number to be emailed to them by Zoom.

Pursuant to Chapter 2 of the Acts of 2023, this meeting of the Somerville Planning Board will be conducted via remote participation. A video recording of these proceedings will be available on the [City website](#) or by emailing planning@somervillema.gov.

GENERAL BUSINESS

Approval of Minutes

- October 3, 2024 & October 17, 2024

PUBLIC HEARINGS

- **45 Mystic Avenue** – P&Z 22-029 (*continued from October 17, 2024*)
Mystic 45 Development LLC proposes a Master Plan for a Lab Building and a Pocket Plaza in the Assembly Square Mixed-Use District (ASMD), which requires a Special Permit.
- **720-722 Broadway** – ZP24-000047
DiCamillo Associates, LLC, seeks to develop residential housing in a General Building in the MR4 zoning district, which requires a Special Permit.
- **720-722 Broadway** – ZP24-000048
DiCamillo Associates, LLC, proposes to develop a 4-story mixed-use General Building in the MR4 zoning district, which requires Site Plan Approval.
- **35 McGrath Highway** – ZP24-000049
35 McGrath Highway Realty Trust proposes to develop a nine (9)-story Lab Building in the High Rise (HR) district, which requires Site Plan Approval.

OTHER BUSINESS

- Recommendations on Zoning Amendments:
 - Walter Tauro requesting a Zoning Map Amendment to change the zoning district of 282 McGrath Highway from Neighborhood Residence (NR) to Small Business (SB) Overlay District. (ID # [24-1080](#))
 - Requesting ordainment of an amendment to Sections 2.2.1, 3.1.16, 3.2.15, 4.1.13, 4.2.13, 4.3.13, 4.4.14, 5.1.15, 6.1.11, 6.2.13, 6.3.11, 6.4.14, 9.2.6.h, 9.2.14.b.v, and Table 9.1.1 of the Zoning Ordinance to streamline the regulation of daycare services and permit additional daycare operation in the Residential, Mid-Rise, and Commercial zoning districts. (ID # [24-1196](#))

- Requesting ordainment of an amendment to Articles 2-7, Articles 9-11, Article 13, and Article 15 of the Zoning Ordinance to make corrections, clarifications, and regulatory framework improvements. (ID # [24-1259](#))
- Nomination of New Planning Board Representative on the Community Preservation Committee
- Amendments to Rules of Policy & Procedure
- Review of Standard Conditions

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.