



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, October 17, 2024, at 6:00 pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_5kz_-c6NRHmNDpEFaoHIOg
Webinar ID: 844 0929 4699

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

- September 19, 2024

PUBLIC HEARINGS

- **45 Mystic Avenue** – P&Z 22-029 (*continued from October 3, 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.
- **74 Middlesex Avenue** - ZP24-000087 (*continued from October 3, 2024*)
Goulston & Storrs PC seeks to revise the condition language of case #MPSP 20200001 (also previously referenced as DRA #2020-0162) in the Assembly Square Mixed-use District (ASMD), which requires an amendment to the Special Permit.
- **120 Beacon Street** – ZP24-000096
Animal Care Innovations Ltd. seeks to establish a Veterinarian Use on a Pedestrian Street in the Mid-Rise 4 (MR4) district, which requires a Special Permit.

OTHER BUSINESS

- Joint Hearings with the Land Use Committee:
 - 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 Sections 1.1.4, 2.1.1, 3.1.18, 3.2.17, 4.1.15, 4.2.15, 4.3.15, 4.4.16, 5.1.17, 6.1.13, 6.2.15, 6.3.13, 6.4.16, 7.2.9, 7.3.9, 8.2.4.c, 9.2.3,

9.2.6, 11.2.4, 11.2.5, 11.2.6, 11.3, 12.1.7, 15.2.1, and Table 9.1.1 of the Zoning Ordinance to address various parking requirements. (ID # [24-1197](#))

- 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](#))
- Charles DeCecca requesting a Zoning Map Amendment to change the zoning district of 501 Mystic Valley Parkway from Neighborhood Residence (NR) to Urban Residence (UR). (ID # [24-1367](#))

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.