



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, December 5, 2024, at 6:00 pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_ypg7J3ITRGap1hSmcmd9Og

Webinar ID: 812 5574 0142

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

- November 7, 2024

PUBLIC HEARINGS

- **45 Mystic Avenue** – P&Z 22-029 (*continued from November 7, 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.
- **71-72 Union Square** – ZP24-000059 (*continued from November 21, 2024*)
Walter Sullivan seeks a Major Amendment to a previously issued Special Permit for Cannabis Retail (CZC#2020-00039) for in the Commercial Core 4 (CC4) zoning district
- **720-722 Broadway** – ZP24-000047 (*continued from November 21, 2024*)
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 (*continued from November 21, 2024*)
DiCamillo Associates, LLC, proposes to develop a 4-story mixed-use General Building in the MR4 zoning district, which requires Site Plan Approval.
- **20-23 Cummings Street** – ZP24-000046
Greystar Development East, LLC proposes a Master Plan in the Assembly Square Mixed-Use (ASMD) special district, which requires a Master Plan Special Permit.
- **20-23 Cummings Street** – ZP24-000085
Greystar Development East, LLC seeks waivers from dimensional standards for building height, floor area ratio, and front setback, proposing occupancy of commercial space greater than 10,000 square feet in leasable floor area in the Assembly Square Mixed-use district and modifications to the provisions of Section 11.2 Motor Vehicle Parking, all of which requires a Special Permit.

OTHER BUSINESS

- Joint Hearings with the Land Use Committee

- Mayor Ballantyne requesting ordainment of an amendment to Section 3.2.6 Building Types of the Zoning Ordinance to allow the building types permitted in the Neighborhood Residence (NR) zoning district to also be permitted in the Urban Residence (UR) zoning district (File # [24-1447](#)).
- Mayor Ballantyne requesting ordainment of an amendment to Sections 2.1 and 11.1 of the Zoning Ordinance to improve the regulation of bicycle parking (File # [24-1448](#)).
- 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.