



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, February 20th, 2025, at 6:00 pm

Published February 14, 2025 at 9:30am

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_Y_2-Q1rnR5OnMSMpPmbXBg
Webinar ID: 817 5620 8318

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](https://www.cityofsomervillema.gov) or by emailing planning@somervillema.gov.

GENERAL BUSINESS

Approval of Minutes

- None

PUBLIC HEARINGS

- **20-23 Cummings Street** – ZP24-000046 (*continued from 6 February 2025*)
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 (*continued from 6 February 2025*)
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.
- **53 Chester Street** – ZP24-000054 (*continued from 6 February 2025*)
John Greenip proposes to develop a four (4) story General Building type along a Pedestrian Street in the Mid-Rise 4 zoning district, which requires Site Plan Approval.
- **53 Chester Street** – ZP24-000055 (*continued from 6 February 2025*)
John Greenip proposes to establish a Residential Housing principal use along a Pedestrian Street in the Mid-Rise 4 zoning district, which requires a Special Permit.

OTHER BUSINESS

- Joint Hearings with the Land Use Committee
 - Horace-Ward LLC, Bealm Realty, LLC, Delhi Properties, LLC, and Delhi Properties II, LLC requesting a Zoning Map Amendment to change the zoning district of 11 Horace Street, 5-7, 9, 13, and 15 Ward Street, and 15 and 21 South Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6) (File # [24-1584](#)).
- Discussion Topic: Community Outreach & Engagement

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.

Join the Planning Board! The Board is looking to fill one spot for an alternate member position. Please [click here](#) to learn more.