



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, March 6th, 2025, at 6:00 pm

Published February 28, 2025 at 9:30am

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_T_B8k1YcSxC-mLL2zV5L4g
Webinar ID: 894 8040 4880

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.somervillema.gov) or by emailing planning@somervillema.gov.

GENERAL BUSINESS

Approval of Minutes

- February 6, 2025

PUBLIC HEARINGS

- **20-23 Cummings Street** – ZP24-000046 (*continued from 20 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 20 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.

OTHER BUSINESS

- Recommendation to City Council
 - 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.