



City of Somerville

PLANNING BOARD

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

AGENDA

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

Published March 14, 2025 at 11:30am

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_GZAHlvIDRD6F4XuXfx-KdA
Webinar ID: 862 0331 2556

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 20, 2025

PUBLIC HEARINGS

- **120 Middlesex Avenue – ZP24-000108**
DWCH Assembly Row, LLC seeks a Major Amendment to a previously issued Master Plan Special Permit (MPSP2020-0003) in the Assembly Square Mixed-Use (ASMD) district.
- **33 Mystic Avenue – ZP24-000114**
Stellamoon LLC proposes to develop a six (6) story General Building in the Assembly Square Mixed-Use district, which requires Site Plan Approval
- **33 Mystic Avenue – ZP24-000115**
Stellamoon LLC seeks a waiver from the lot area dimensional standard in the Assembly Square Mixed-Use district, which requires a Special Permit.
- **33 Mystic Avenue – ZP24-000121**
Stellamoon LLC seeks a waiver from the floor area ratio (FAR) dimensional standard in the Assembly Square Mixed-Use district, which requires a Special Permit.
- **33 Mystic Avenue – ZP24-000122**
Stellamoon LLC seeks a waiver from the building height dimensional standard in the Assembly Square Mixed-Use district, which requires a Special Permit
- **33 Mystic Avenue – ZP24-000123**
Stellamoon LLC seeks a waiver from the lot area per dwelling unit dimensional standard in the Assembly Square Mixed-Use district, which requires a Special Permit

- **375 Harold Cohen Way** – ZP24-000118 & ZP25-000034

Street Retail, LLC, seeks a Site Plan Approval with Special Permit to develop an 8-story General Building in the Assembly Square Mixed-Use District (ASMD) subject to Assembly Square Planned Unit Development-Preliminary Master Plan, Case # PB 2006-59 (as amended), and is seeking waivers for dimensions of maneuvering aisles, an updated TIS, a scale model, minimum parking requirements, and the right of first refusal

- **375 Harold Cohen Way** – ZP24-000124

Street Retail, LLC, seeks a Major Amendment to Assembly Square Planned Unit Development-Preliminary Master Plan, Case # PB 2006-59 (as amended), to incorporate Block 9 Design Guidelines for 375 Harold Cohen Way.

OTHER BUSINESS

- Joint Hearing with the Land Use Committee

- Requesting ordainment of an amendment to Articles 2, 3-6, and 9 of the Zoning Ordinance to revise the regulations for arts and creative enterprise, office, and residential uses (File # [25-0129](#)).
- Requesting ordainment of an amendment to Articles 2, 4-6, 8, and 9 of the Zoning Ordinance to revise the regulations for laboratory uses and buildings (File # [24-1460](#)).
- Requesting ordainment of an amendment to Articles 6, 9, and 10 of the Zoning Ordinance to establish a new Research & Development zoning district (File # [25-0128](#)).
- Requesting ordainment of an amendment to Articles 8 and 12 of the Zoning Ordinance to establish a new Arts & Innovation sub-area of the Master Planned Development Overlay District (File # [25-0131](#)).
- John Fragione and Agostino Feola, Trustees of Frala Realty Trust, requesting a Zoning Map Amendment to change the zoning district of 295-297 Medford Street and 93 Walnut Street from Mid-Rise 3 (MR3) to Mid-Rise 4 (MR4) (File # [25-0269](#)).

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.