



City of Somerville

## PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

### AGENDA

**Thursday, April 3rd, 2025, at 6:00 pm**

Published March 26, 2025 at 10:00am

Revised Published March 26, 2025 at 12:00pm

(added Assembly Square Neighborhood Plan Adoption)

**The meeting will be held using Zoom.**

### TO USE A COMPUTER

Link: [https://us02web.zoom.us/webinar/register/WN\\_Rtz372ONRt-KDO3hVi2FQQ](https://us02web.zoom.us/webinar/register/WN_Rtz372ONRt-KDO3hVi2FQQ)

Webinar ID: 882 7030 2374

### 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](mailto:planning@somervillema.gov).

### GENERAL BUSINESS

Approval of Minutes

- None

### PUBLIC HEARINGS

- **120 Middlesex Avenue** – ZP24-000108 (*continued from 20 March 2025*)  
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 (*continued from 20 March 2025*)  
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 (*continued from 20 March 2025*)  
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 (*continued from 20 March 2025*)  
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 (*continued from 20 March 2025*)  
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 (*continued from 20 March 2025*)  
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 (*continued from 20 March 2025*)  
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 (*continued from 20 March 2025*)  
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

- Recommendations to City Council
  - 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](#)).
- Assembly Square Neighborhood Plan Adoption

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](mailto: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.