



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, April 17th, 2025, at 6:00 pm

Published April 11th, 2025 at 10:00am

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_Ewxofz4zRwGgWIAA1EjC3w

Webinar ID: 890 2198 6750

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 2025, 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 planningboard@somervillema.gov.

GENERAL BUSINESS

Approval of Minutes

- March 6, 2025 & March 20, 2025

PUBLIC HEARINGS

- **33 Mystic Avenue** *(continued from 3 April 2025)*
 - Stellamoon LLC proposes to develop a six (6) story General Building in the Assembly Square Mixed-Use district, which requires Site Plan Approval (ZP24-000114).
 - Stellamoon LLC seeks a waiver from the lot area dimensional standard in the Assembly Square Mixed-Use district, which requires a Special Permit (ZP24-000115).
 - 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 (ZP24-000121).
 - Stellamoon LLC seeks a waiver from the building height dimensional standard in the Assembly Square Mixed-Use district, which requires a Special Permit (ZP24-000122).
 - 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 (ZP24-000123).
- **375 Harold Cohen Way** *–(continued from 3 April 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 (ZP24-000118 & ZP25-000034).
 - 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 (ZP24-000124).

OTHER BUSINESS

- Joint Hearings with Land Use Committee
 - 15 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinance sections 3.1.8c, 3.1.9c, 3.1.10c, 3.1.13k, 3.1.13l, 3.2.12l. and 3.2.12m (File # [25-0200](#)).
 - Requesting ordainment of an amendment to Articles 2-5 and 10 of the Zoning Ordinance to remove conflicts with the State Building Code (File # [25-0457](#)).
 - Requesting ordainment of an amendment to Article 2 of the Zoning Ordinance to allow the Building Official to waive certain dimensional standards for means of egress (File # [25-0590](#)).
- 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.

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