



City of Somerville

## PLANNING BOARD

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

### AGENDA

**Thursday, August 21st, 2025, at 6:00 pm**

Published August 15th at 10:00am

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

### TO USE A COMPUTER

Link: [https://us02web.zoom.us/webinar/register/WN\\_P-IVfaFcS9O6e6kTwRXEpA](https://us02web.zoom.us/webinar/register/WN_P-IVfaFcS9O6e6kTwRXEpA)

Webinar ID: 893 4550 2920

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

### GENERAL BUSINESS

Approval of Minutes

- July 17, 2025

### PUBLIC HEARINGS

- **199 Elm Street** (*continued from 7 August 2025*)
  - Picker Construction seeks to develop a General Building in the MR4 zoning district, which requires Site Plan Approval (ZP25-000031).
  - Picker Construction seeks to include residential development in the MR4 zoning district, which requires a Special Permit (ZP25-000054).
  - Picker Construction seeks to construct a mechanical penthouse that exceeds the maximum height in the MR4 District, which requires a Special Permit (ZP25-000066).
- **379 Somerville Ave** (*continued from 7 August 2025*)
  - Brickstone Builders Corp proposes a Major Amendment to previously approved plans (CZC20-000104) to construct an Apartment Building in the MR5 zoning district, which requires Site Plan Approval (ZP25-000078).
- **59 Bow Street**
  - 59-61 Bow Street LLC seeks a Major Amendment to a previously issued Site Plan Approval (P&Z 21-017) in the MR5 zoning district (ZP24-000099).
  - 59-61 Bow Street LLC seeks a Major Amendment to a previously issued Special Permit (P&Z 21-017) in the MR5 zoning district (ZP24-000098).
- **74 Middlesex Ave**
  - 74M Property Owner, LLC seeks to install non-conforming wall signs in the Assembly Square Mixed-Use District (ASMD) per SZO § 7.4.9.b., which requires a Special Permit.

- **3 Craigie Street/675 Somerville Ave**

- 675 Somerville, LLC seeks to develop a General Building in the MR3 zoning district, which requires Site Plan Approval.
- 675 Somerville, LLC seeks to establish a residential housing use in the MR3 zoning district, which requires a Special Permit

## **OTHER BUSINESS**

- 44 White Street – Waiver Request
- Board Administration Open Discussion

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).