



City of Somerville

PLANNING BOARD

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

AGENDA

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

Published October 30th at 6:00pm

Revised November 3rd at 3:00pm

This meeting will be held in the City Council Chamber, on the 2nd Floor of City Hall, and by remote participation, using the Zoom platform.

TO USE A COMPUTER

Planning Board Link: https://us02web.zoom.us/webinar/register/WN_Poan1Td6Tze_VStGJO_Rfq

Webinar ID: 839 0026 0407

Joint Public Hearing with Land Use Committee Link:

https://us02web.zoom.us/webinar/register/WN_XKqTDtiQTeiqFZ9avi1QSA

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

- October 2, 2025

PUBLIC HEARINGS

- **Joint Public Hearing with City Council's Land Use Committee to receive public comment concerning the following:**
 - Mayor Ballantyne requesting ordainment of an amendment to Sections 10.10.3, 15.1.2, 15.1.6, 15.1.8, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.3.1, 15.3.2, and 15.5.2 of the Zoning Ordinance to make pre-submittal meetings optional for most permits and to improve clarity and consistency.
 - Mayor Ballantyne requesting ordainment of an amendment to Tables 4.1.13, 4.2.13, 4.3.13, 4.4.13, 5.1.14, 7.2.7, 7.4.8, 8.4.16 (c), and 9.1.1 of the Zoning Ordinance to permit Home-Based Child Day Care accessory uses and make corrections.
 - 12 registered voters requesting a Zoning Map Amendment to change the zoning district of 363 Highland Avenue from Mid-Rise 4 (MR4) to Mid-Rise 5 (MR5) and from MR4 to Mid-Rise 6 (MR6), and 110 Willow Avenue MR4 to MR6.
- **379 Somerville Ave** (continued from 2 October 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).

- **44 White Street** *(continued from October 16, 2025)*
 - The Law Office of Richard G. DiGirolamo seeks to develop a three (3) story Apartment Building in the Mid-Rise 4 (MR-4) zoning district, which requires Site Plan Approval (ZP25-000038).
 - The Law Office of Richard G. DiGirolamo seeks to establish a Residential Housing Use in the Mid-Rise 4 (MR-4) zoning district, which requires a Special Permit (ZP25-000039).
 - The Law Office of Richard G. DiGirolamo seeks to exceed the parking maximum in the Mid-Rise 4 (MR-4) zoning district, which requires a Special Permit (ZP25-000077).

OTHER BUSINESS

- Chapter 91 Approval – Pedestrian Bridge at Draw Seven Park
- 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.