



City of Somerville

PLANNING BOARD

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

AGENDA

Thursday, December 4th, 2025, at 6:00 pm

Published November 25 at 12:00pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_KtcGQr0DSOGkLU9_w-PnWw
Webinar ID: 834 8760 1432

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

- None

PUBLIC HEARINGS

- **379 Somerville Ave** (*continued from November 20, 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 November 20, 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).
- **152-158 Broadway**
 - The Law Offices of Michael LaRosa seeks to establish Formula Business principal use, a Btone Pilates studio, in the Mid-Rise 5 (MR5) district, which requires a Special Permit.
- **Zoning Amendments**
 - 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, 4.3.13, 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.

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.