



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

20 MARCH 2025 MEETING MINUTES

This meeting was conducted via remote participation via Zoom.

NAME	TITLE	STATUS	ARRIVED
Michael Capuano	Chair	<i>Absent</i>	
Amelia Aboff	Vice Chair	<i>Present</i>	
Jahan Habib	Clerk	<i>Present</i>	
Michael McNeley	Member	<i>Present</i>	
Luc Schuster	Alternate	<i>Present</i>	
Lynn Richards	Member	<i>Present</i>	

City staff present: Stephen Cary (Planning, Preservation, & Zoning)

The meeting was called to order at 6:00pm and adjourned at 9:50pm.

Vice Chair Aboff sat as Acting Chair for this meeting.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Acting Chair Aboff, seconded by Member Habib, the Board voted unanimously (5-0) to approve the 20 February 2025 meeting minutes, as presented.

PUBLIC HEARING: 120 Middlesex Avenue (ZP24-000108)

Following a motion by Acting Chair Aboff, seconded by Member Habib, the Board voted unanimously (5-0) to continue the hearing for 120 Middlesex Avenue (ZP24-000108) to 3 April 2025.

RESULT:

CONTINUED

PUBLIC HEARING: 33 Mystic Avenue (ZP24-000114)

This item was discussed concurrently with all applications for the same applicant.

Following a motion by Acting Chair Aboff, seconded by Member Habib, the Board voted unanimously (5-0) to continue the hearings for 33 Mystic Avenue (ZP24-000114, ZP24-000115, ZP24-000121, ZP24-000122, ZP24-000123) to 3 April 2025.

RESULT:

CONTINUED

PUBLIC HEARING: 33 Mystic Avenue (ZP24-000115)

This item was discussed concurrently with the previous item and continued to 3 April 2025.

RESULT:

CONTINUED

PUBLIC HEARING: 33 Mystic Avenue (ZP24-000121)

This item was discussed concurrently with the previous item and continued to 3 April 2025.

RESULT:

CONTINUED

PUBLIC HEARING: 33 Mystic Avenue (ZP24-000122)

This item was discussed concurrently with the previous item and continued to 3 April 2025.

RESULT:

CONTINUED

PUBLIC HEARING: 33 Mystic Avenue (ZP24-000123)

This item was discussed concurrently with the previous item and continued to 3 April 2025.

RESULT:

CONTINUED

PUBLIC HEARING: 375 Harold Cohen Way (ZP24-000118 & ZP25-000034)

Following a motion by Acting Chair Aboff, seconded by Member Habib, the Board voted unanimously (5-0) to continue the hearings for 33 Mystic Avenue (ZP24-000118, ZP25-000034, ZP24-000124) to 3 April 2025.

RESULT:

CONTINUED

PUBLIC HEARING: 375 Harold Cohen Way (ZP24-000124)

This item was discussed concurrently with the previous item and continued to 3 April 2025.

RESULT:

CONTINUED

The Planning Board recessed and reconvened in a Joint Hearing with the Land Use Committee at 6:30pm, noting that it would not reconvene after the Joint Hearing.

OTHER BUSINESS: Joint Hearing with the Land Use Committee

- Mayor Ballantyne 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](#)).
- Mayor Ballantyne 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](#)).
- Mayor Ballantyne 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](#)).
- Mayor Ballantyne 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](#)).

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning, Preservation & Zoning Division at PlanningBoard@somervillema.gov