



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

**18 SEPTEMBER 2025 MEETING MINUTES**

This meeting was conducted via remote participation via Zoom.

NAME	TITLE	STATUS	ARRIVED
Michael Capuano	Chair	<i>Present</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 6:40pm.

**GENERAL BUSINESS: Meeting Minutes**

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to approve the 21 August 2025 meeting minutes, as presented.

**OTHER BUSINESS: 1 Myrtle Street**

The applicant team explained that the proposal is to remove a 6'x6' deck and install a 6'x6' sun/mudroom on the back of the home.

Staff stated that they are in support of the proposed waiver request.

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to approve the waiver request, as presented.

**RESULT:**

**APPROVED**

**PUBLIC HEARING: 379 Somerville Ave**

*(continued from 4 September 2025)*

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to continue this hearing to 2 October 2025, at request of the applicant.

**RESULT:**

**CONTINUED**

**PUBLIC HEARING: 59 Bow Street**

*(continued from 4 September 2025)*

The applicant team explained that a letter from Eversource was submitted to the Board. The transformer was approved by Eversource in the proposed underground location, under the sidewalk on Bow Street Place.

The Board had no questions or comment at this time.

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to approve, with the conditions outlined in the Staff Memo, the Major Amendment to a previously granted Site Plan Approval (P&Z 21-017) to develop a general building in the Mid-Rise 5 zoning district.

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to approve, with the conditions outlined in the Staff Memo, the Major Amendment to a previously granted Special Permit (P&Z 21-017) to establish a household living use in the Mid-Rise 5 zoning district.

<b>RESULT:</b>
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<b>APPROVED</b>
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### **OTHER BUSINESS: Board Administration Open Discussion**

Staff explained that a zoning study of the Central Broadway Corridor was completed and a public presentation regarding the results will be held on Tuesday, 23 September 2025.

### **OTHER BUSINESS: Pedestrian Bridge at Draw Seven Park**

Staff explained that, as part of the Chapter 91 application process, the Planning Board in the municipality where the waterway is located has the opportunity to submit a written recommendation.

The Board agreed that it would like to obtain an opinion from the City Solicitor's Office regarding when the time period for comments expire in order to determine what recommendation, if any, it would like to make. Additional information on the proposed bridge was also requested.

Following a motion by Chair Capuano, seconded by Vice Chair Aboff, the Board voted unanimously (6-0) to acknowledge receipt of materials and to request additional materials, such as the conceptual design of the bridge and how it connects to the Park, in order to make a timely recommendation as to if the bridge meets the goals of connectivity and vibrancy, by the 2 October meeting.

*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](mailto:PlanningBoard@somervillema.gov)*