



City of Somerville
URBAN DESIGN COMMISSION
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

26 AUGUST 2025 MEETING MINUTES

This meeting was conducted via remote participation on Zoom.

NAME	TITLE	STATUS	ARRIVED
Sarah Lewis	Co-Chair	<i>Present</i>	
Luisa Olivera	Co-Chair	<i>Absent</i>	
Frank Valdes	Member	<i>Present</i>	
Deborah Fennick	Member	<i>Absent</i>	
Andrew Arbaugh	Member	<i>Present</i>	
Tim Talun	Member	<i>Present</i>	
Martin Pavlinic	Alternate	<i>Absent</i>	

City staff present: Lexie Payne (Planning, Preservation, & Zoning)

Estello Raganit was appointed Acting Co-Chair by Chair Olivera.

Sarah Lewis, Co-Chair, called the meeting to order at 6:05pm and adjourned at 6:15pm.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Member Valdes, seconded by Member Arbaugh, the Commission voted unanimously (3-0) to approve 13 May 2025 meeting minutes.

Following a motion by Member Talun, seconded by Member Arbaugh, the Commission voted unanimously (3-0) to approve 24 June 2025 meeting minutes.

DESIGN RECOMMENDATION: 151 Linwood St

Following a motion by Member Talun, seconded by Member Arbaugh, the Commission voted unanimously (3-0) to recommend the design for 151 Linwood St.

RESULT:	RECOMMENDED

DESIGN REVIEW: 32 Webster Street

The Commission discussed the proposed design. The first note that the Commission requested were that the applicant explore, with Eversource, the feasibility of an underground transformer, as proposed. The recommendation stated that, if an underground transformer is not feasible, the transformer should be located above grade. The Commission actually stated that alternative configurations should then be explored and identified. This could include a vault internal to the building. It should be clear that the Commission did not recommend that the transformer be located in its original proposed location above grade. Secondly, regarding the height of the projecting balcony at the corner of the building, the applicant was unclear if there was minimal clearance under that balcony to the sidewalk. The recommendation is not clear as to what the Commission

suggested. The Commission confirmed that the recommendation was to make sure that there is adequate clearance under the balcony and potentially removing the balcony at the second level if it was not possible to provide adequate clearance.

Following a motion by Member Talun, seconded by Member Valdes, the Commission voted unanimously (3-0) to incorporate the changes, as discussed.

RESULT:	RECOMMENDED
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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 UrbanDesign@somervillema.gov.