



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

**6 NOVEMBER 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>Absent</i>	
Jahan Habib	Clerk	<i>Absent</i>	
Michael McNeley	Member	<i>Absent</i>	
Luc Schuster	Alternate	<i>Absent</i>	
Lynn Richards	Member	<i>Absent</i>	

City staff present: Alvaro Esparza (Planning, Preservation, & Zoning)

The meeting was called to order at 6:00pm and adjourned at 6:01pm.

Chair Capuano noted that both public hearings scheduled for this evening requested continuances to 20 November 2025. Based on scheduling logistics of the Land Use Committee, the Planning Board will hear the Joint Public Hearing items at its meeting on 4 December 2025. All other agenda items are also continued to 20 November 2025.

**GENERAL BUSINESS: Meeting Minutes**

**PUBLIC HEARING: Joint Hearing with Land Use Committee**

- 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.

**PUBLIC HEARING: 379 Somerville Ave**

*(continued from 2 October 2025)*

**PUBLIC HEARING: 44 White Street**

*(continued from 16 October 2025)*

**OTHER BUSINESS: Board Administration Open Discussion**

**OTHER BUSINESS: Chapter 91 Approval – Pedestrian Bridge at Draw Seven Park**

*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)*