



City of Somerville

PLANNING BOARD

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

DECISION

2026 FEB 13 P 12:01

PROPERTY ADDRESS: 366 Broadway
CASE NUMBER: ZP25-000087
OWNER: 366 Broadway Somerville LLC
OWNER ADDRESS: 675 VFW Pkwy #195, Chestnut Hill, MA 02467
APPLICANT: Khalsa Design, Inc / Evan Stellman
APPLICANT ADDRESS: 17 Ivaloo St, Suite 400, Somerville, MA 02143
DECISION: Approved (Condition Timing Change)
DATE OF VOTE: February 5, 2026
DECISION ISSUED: February 13, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the request to change the timing of a condition of a previously issued Special Permit submitted for 366 Broadway.

LEGAL NOTICE

366 Broadway Somerville LLC requests to change a condition of a previously issued Special Permit (P&Z21-175) in the Mid-Rise 4 (MR4) zoning district.

RECORD OF PROCEEDINGS

On January 15, 2026, the Planning Board held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, and Board Member Michael McNeley. Lynn Richards and Alternate Luc Schuster were absent from the hearing on January 15, 2026, but submitted an affidavit confirming review of the evidence, and were able to participate in the hearing. At the hearing the Applicant gave a brief proposal of the change and Planning Staff explained the Mobility Division's position on the requested change. The Board discussed the proposal and requested that a Mobility Staff member be present at the next hearing. The Board continued the public hearing.

On February 5, 2026, the Board resumed the public hearing. Present and sitting at the public hearing were Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, and Board Members Michael McNeley, Lynn Richards, and Alternate Luc Schuster. Mobility Staff, the Applicant, and the Board discussed the proposal. The Board had questions regarding future plans for the Broadway area. After a brief discussion, the Board moved to approve the request for a change in condition timing.

This vote amends the timing for original decision P&Z 21-175 condition #12 "Signage must be provided to direct loading and unloading activities along Thurston Street. A site plan showing the location of the signs and proposed signage language to be submitted

to the relevant City Departments for review and comment" from "Prior to Building Permit" to "Prior to Certificate of Occupancy".

PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and incorporated are identified below.

Document	Pages	Prepared By	Date	Revision Date
366 Broadway Approved Plan Set	41	Khalsa Design Inc. 17 Ivaloo St. Somerville, MA 02143	Jul 26, 2023	N/A
366 Broadway Narrative	1	Khalsa Design Inc. 17 Ivaloo St. Somerville, MA 02143	September 9, 2025	N/A
Previously Issued Decision	7	City of Somerville 93 Highland Ave Somerville, MA 02143	August 15, 2023	N/A

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the request to change the timing of a condition of a previously issued Special Permit (P&Z 21-175). Vice-Chair Amelia Aboff seconded. The Board voted **5-0** to approve the timing change.

Attest, by the Planning Board:

Michael Capuano, *Chair*
 Amelia Aboff, *Vice-Chair*
 Jahan Habib, *Clerk*
 Michael McNeley
 Lynn Richards
 Luc Schuster, *Alternate*

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

FOR SITE PLAN APPROVAL(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____