



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: OSPCD Staff
SUBJECT: 365 & 369 Somerville Avenue, ZP26-000002, ZP26-000003
POSTED: March 27, 2026

RECOMMENDATION: Approve

Staff memos are used to communicate background information, analysis, responses to public comments, review of statutory requirements and other information from Planning, Preservation, & Zoning Staff to the Review Board members.

This memo summarizes the Special Permit application submitted for 365 & 369 Somerville Ave to request removal of a permit condition and provides related analysis or feedback as necessary. The application was deemed completed on February 9, 2026, and is scheduled for a public hearing on April 2nd, 2026. Any Staff recommended findings, conditions, and decisions in this memo are based on the information available to date prior to any public comment at the scheduled public hearing.

LEGAL NOTICE

ZP26-000002

Somerville Family Dental PC request to remove a condition of a previously issued Special Permit (DRA#2020-012) in the MidRise 5 (MR5) zoning district.

ZP26-000003

Somerville Family Dental PC request to remove a condition of a previously issued Special Permit (DRA#2020-012) in the MidRise 5 (MR5) zoning district.

NOTE: Previously Issued Special Permit is DRA#2020-0125

SUMMARY OF PROPOSAL

Somerville Family Dental PC requests the Board to remove the following condition from the Special Permit case DRA #2020-125 approved by the Planning Board on June 25, 2020, which reads as follows:

3. "The use runs with the Applicant, Nikhilesh Rao Gorukanti, and is granted only to this applicant and is non-transferable. The Special Permit shall terminate immediately if the Applicant ceases to occupy the space."

BACKGROUND

365 & 369 Somerville Ave is located on a Pedestrian Street and in the 0.50 mi Transit Area in Mid-Rise 5 (MR5) zoning district in the Union Square Neighborhood represented by Ward 3 Councilor Ben Ewen-Campen. The locus of the proposal are the two adjoining ground level commercial condominium units (367 & 369) where the business operates as one single Dental Office.

The Applicant received the Special Permit to establish the Health Care Service (Dental Office) on June 25, 2020 (the decision can be found [here](#)). Per SZO 15.2.1.f.iii, the applicant is requesting to remove condition 3 of the mentioned decision, the Applicant has indicated in the narrative that this condition does not provide any ability to restructure the operation of the existing business. The Applicant does not propose any dimensional changes to the existing business.

Upon the approval of Special Permit Condition #3 in 2020, the intent was to mandate that any new business use, distinct from the existing dental office, will go through a new permitting process. This requirement ensured that any subsequent establishment demonstrates full compliance with the zoning criteria and the Comprehensive Plan update adopted in 2021.

Since 2020, the Somerville Zoning Ordinance has been amended to regulate the modification or alteration of established uses. These updates ensure that any proposed use requiring a discretionary permit will go through the correct permitting process and before the appropriate Board of jurisdiction.

CONSIDERATIONS & FINDINGS

The request for the removal of this condition has no impact on the original considerations and findings.

PERMIT CONDITIONS

No other changes.