



City of Somerville

PLANNING BOARD

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

DECISION 2026 JAN 22 A 9:32

PROPERTY ADDRESS: 201 B Highland Avenue
CASE NUMBER: ZP25-000107
OWNER: Paraskevas Hatzigiannis
OWNER ADDRESS: 20 Red Gate Lane, North Andover MA, 01845
APPLICANT: Allan Knowles
APPLICANT ADDRESS: 27 Lexington Avenue Apt.1, Somerville MA, 02144
DECISION: Approved with Conditions (Use Special Permit)
DATE OF VOTE: January 15, 2026
DECISION ISSUED: January 20, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Special Permit submitted for 201B Highland Avenue.

LEGAL NOTICE

Allan Knowles, owner of Danger Wizard LLC proposes to establish a Recreational Services use in the MR3 zoning district, which requires a Special Permit (ZP25000107).

RECORD OF PROCEEDINGS

On January 15, 2026, the Planning Board held a public hearing, advertised in accordance with M.G.L. c. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members, Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, and Board Member Michael McNeley. The Applicant presented an application for a special permit to establish a recreational use space focused on role-playing games. The Applicant provided an overview of the space and explained that there would be no internal or external changes to the building, which would be reused for the proposed use. Furthermore, the Applicant stated that the space would be used for after-school programs and community events for children, youth, and adults. Members of the Board expressed strong support for the project and praised the quality of the application and the community-focused approach of the Applicant's business.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Site Plan	1	Tyrone Yang, Entegra + Architectural Health, North Andover, MA 01845	November 24, 2025	N/A

Façade Elevation.	1	Allan Knowles	November 24, 2025	N/A
Project Narrative	1	Allan Knowles	December 6, 2025	N/A
TIS (Transportation Impact Study) Waiver	1	Somerville Mobility Division	November 24, 2025	N/A

SPECIAL PERMIT FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a special permit upon making findings considering, at least, each of the following:

1. The comprehensive plan and existing policy plans and standards established by the City.

The Board finds that this proposed project supports the goals laid out in Somer Vision 2040, the City's Comprehensive Master Plan, including the following:

- "Invest in the growth of a resilient economic base that is centered around transit, generates a wide variety of job opportunities, creates an active daytime population, supports independent local businesses, and secures fiscal self-sufficiency."

2. The intent of the zoning district where the property is located.

The Board finds that the proposed project meets the intent of the MR3 zoning district is, in part: "To create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving commercial uses."

The Board finds that this project meets the broader intent of the Somerville Zoning Ordinance, including the following:

- This business establishment would provide a unique 3rd place for community members to gather, diversify the commercial uses in the area, and would associate well with the other existing commercial uses in the neighborhood and city.
- There are not a high concentration of recreational services uses in the neighborhood.
- There are no other tabletop role-playing game businesses in the neighborhood.
- This is a good commercial space for a tabletop role-playing game business.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the Special Permit to

establish a Recreational Services use in the MR3 zoning district with the conditions included in the staff memo. Vice-Chair Amelia Aboff seconded. The Board voted **4-0** to **approve the Special Permit**, subject to the following conditions:

General

1. This Decision must be recorded with the Middlesex South Registry of Deeds.

Prior to Building Permit

2. A copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.

Attest, by the Planning Board:

Michael Capuano, *Chair*
Amelia Aboff, *Vice-Chair*
Jahan Habib, *Clerk*
Michael McNeley

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 _____