



City of Somerville
PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA

Thursday, April 2nd, 2026, at 6:00 pm

POSTED ON MARCH 26, 2026, at 7:20 pm
REVISED APRIL 2, 2026, at 11:00am

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_q_L55gqNThqhs_lkE_Vkpg

TO CALL IN

An attendee must register for the meeting online in order for a call-in number to be emailed to them by Zoom.

Pursuant to Chapter 2 of the Acts of 2025, this meeting of the Somerville Planning Board will be conducted via remote participation. A video recording of these proceedings will be available on the [City website](#) or by emailing planningboard@somervillema.gov.

GENERAL BUSINESS

- Approval of Minutes:
 - None

PUBLIC HEARINGS

- **222 Broadway** (*continued to April 16, 2026*)
 - Mission Hill Donuts, LLC proposes to expand the hours of an existing nonconforming business in the Mid-Rise 5 (MR5) zoning district, which requires a Special Permit. (ZP26-000008)
- **365 Somerville Avenue**
 - 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. (ZP26-000002)
- **369 Somerville Avenue**
 - 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)
- **1 McGrath Highway**
 - Somerbridge Hotel LLC proposes a Major Revision to the previously Site Plan Approval case # P&Z 21-028 in the HighRise (HR) zoning district. (ZP25-000113)
 - Somerbridge Hotel LLC proposes to establish a Hotel Use in the High-Rise (HR) zoning district, which requires a Special Permit. (ZP25-000114)
 - Somerbridge Hotel LLC proposes to establish a Formula Business in the High-Rise (HR) zoning district, which requires a Special Permit. (ZP25-000115)

[This application will be continued to a date to be determined at this meeting.](#)

OTHER BUSINESS

- Arts & Innovation District – Urban Design Framework Discussion
- Recommendation to City Council
 - Mayor Wilson requesting ordainment of an amendment to Section 8.1 of the Zoning Ordinance to provide for larger buildings, additional dimensional flexibility, and fewer use restrictions for affordable housing projects. (File# [26-0204](#))
- Board Administration Open Discussion

The Planning Board Rules of Policy and Procedure may be reviewed online at

<https://www.somervillema.gov/departments/planning-board>

- In accordance with these Rules of Policy and Procedure, no more than six (6) public hearings shall be scheduled per meeting inclusive of agenda items with another body (i.e., the Land Use Committee).
- In accordance with these Rules of Policy and Procedure, written public testimony is accepted until 9am on the Friday prior to a public hearing unless otherwise stated by the Chair. All written public testimony must be submitted to PlanningBoard@somervillema.gov.

Development review application submittal materials and other documentation may be viewed online at

<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact the ADA Coordinator, Adrienne Pomeroy, at 617-625-6600 x2059 or ada@somervillema.gov.