



City of Somerville

PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA

Thursday, April 16th, 2026, at 6:00 pm

POSTED ON APRIL 9, 2026, at 5:00 pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_gnyj5h1sR3ye1xu9um-oPg

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:
 - March 5, 2026
 - March 19, 2026
 - Revised February 5, 2026

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)

- **1 McGrath Highway** (*continued to June 4, 2026*)
 - Somerbridge Hotel LLC proposes a Major Revision to the previously Site Plan Approval case # P&Z 21-028 in the High Rise (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)

OTHER BUSINESS

- Joint Hearings with the Land Use Committee
 - 26 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinance sections 3.1.8c, 3.1.9c, 3.1.10c, 3.1.13k, 3.1.13l, 3.2.12l. and 3.2.12m. (File#[26-0287](#))

- Union 2 Associates, LLC requesting a Zoning Map Amendment to change the zoning district of 2 and 9 Union Square, 286, 290, and 298 Somerville Avenue from Commercial Core 5 (CC5) to Mid-Rise 6 (MR6). (File#[26-0257](#))
- 29 registered voters requesting a Zoning Text Amendment to amend Zoning Ordinance Section 3.1.12 Backyard Cottage. (File#[26-0330](#))
- 14 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinance Section 3.1.12 Backyard Cottage. (File#[26-0329](#))
- 14 registered voters requesting a Zoning Text Amendment to amend Zoning Ordinance Section 12.2.2 regarding affordable dwelling units. (File#[26-0328](#))
- 29 registered voters requesting a Zoning Text Amendment to amend Zoning Ordinance Section 15.7.2.d Zoning Board of Appeals Board Rules.(File#[26-0327](#))
- Arts & Innovation District – Urban Design Framework Discussion
- 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.