



City of Somerville

PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA

MAY 21, 2026, at 6:00 pm

POSTED ON MAY 15, 2026

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_0T2klfbjRVKpYxABJLAZBw

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 Planning Board will be conducted via remote participation. A recording of these proceedings can be found online here: [Agendas, Minutes, & More](#).

GENERAL BUSINESS

- April 16, 2026

PUBLIC HEARINGS

- **222 Broadway** (*Request to continue to July 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)
- **32 Webster Avenue**
 - 32 Webster Holdings LLC/Kinvarra Capital proposes to develop an Apartment Building in the Mid-Rise 4 (MR4) zoning district, which requires Site Plan Approval. (ZP25-000097)
 - 32 Webster Holdings LLC/Kinvarra Capital proposes to establish residential housing in the Mid-Rise 4 (MR4) zoning district, which requires a Special Permit. (ZP25-000108)

- 32 Webster Holdings LLC/Kinvarra Capital seeks to construct a mechanical penthouse that exceeds the maximum height in the Mid-Rise 4 (MR4) District, which requires a Special Permit. (ZP26-000040)
- **120 Middlesex Avenue**
 - DWCH Assembly Row, LLC, LLC proposes to develop a 19-story lab building in the Assembly Square Mixed-Use District (ASMD), which requires Site Plan Approval. (ZP26-000038)

OTHER BUSINESS

- Executive session – Litigation strategy
- Recommendation to City Council
 - 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](#))
 - Councilor Strezo, Councilor Mbah, Councilor Davis and Councilor Sait requesting an amendment to sections 2.1.1 and 3.1.12 of the Zoning Ordinances regarding Accessory Dwelling Units. (File# [26-0234](#))
- 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>

Persons with disabilities who need auxiliary aids and services for effective communication (i.e., CART, ASL), written materials in alternative formats, or reasonable modifications in policies and procedures in order to access the programs, activities, and meetings of the City of Somerville should contact the ADA Coordinator in advance at 617-625-6600 x 2059 or ADA@somervillema.gov.