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City of Somerville

PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA
JUNE 04, 2026, at 6:00 pm

POSTED ON MAY 28, 2026

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_Qwmr2TqCRbicIRqAC-NZUw

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

- Minutes of May 7, 2026

PUBLIC HEARINGS

- **222 Broadway** (*continued 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** (*request to continue to June 18, 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** (*continued to June 4, 2026*)
 - 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** (*continued to June 4, 2026*)
 - 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

- Arts & Innovation District – Urban Design Framework Discussion with UDC
- 29 Mystic LLC v. Stella Moon LLC Court Order 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.