



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

16 APRIL 2026 MEETING MINUTES

This meeting was conducted via remote participation via Zoom.

NAME	TITLE	STATUS	ARRIVED
Michael Capuano	Chair	<i>Absent</i>	
Amelia Aboff	Vice Chair	<i>Present</i>	
Jahan Habib	Clerk	<i>Present</i>	
Michael McNeley	Member	<i>Present</i>	
Luc Schuster	Alternate	<i>Absent</i>	
Lynn Richards	Member	<i>Present</i>	
Coralie Cooper	Alternate	<i>Present</i>	

City staff present: Alvaro Esparza (Planning, Preservation, & Zoning)

The meeting was called to order at 6:01pm and adjourned at 9:01pm.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Vice Chair Aboff, seconded by Member Habib, the Board voted unanimously (5-0) to approve the 5 March 2026 meeting minutes.

Following a motion by Vice Chair Aboff, seconded by Member Habib, the Board voted unanimously (5-0) to approve the 19 March 2026 meeting minutes.

Following a motion by Vice Chair Aboff, seconded by Member Habib, the Board voted (4-0-1) with Member Cooper abstaining, to approve the revised 5 February 2026 meeting minutes.

PUBLIC HEARING: 222 Broadway

Following a motion by Vice Chair Aboff, seconded by Member Habib, the Board voted unanimously (5-0) to continue this hearing to 21 May 2026.

RESULT:

CONTINUED

PUBLIC HEARING: 1 McGrath Highway

This hearing was previously continued to 4 June 2026.

RESULT:

CONTINUED

The Board recessed at 6:08pm in order to enter a Joint Hearing with the Land Use Committee.

OTHER BUSINESS: Joint Hearing 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)

The Board reconvened at 8:59pm.

OTHER BUSINESS: Arts & Innovation District Urban Design Framework

The Board agreed to discuss this further at a future meeting.

OTHER BUSINESS: Board Administration Open Discussion

The Board did not have any topics to discuss at this time.

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. A recording of these proceedings can be found online here: [Agendas, Minutes, & More.](#)