



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: OSPCD Staff
SUBJECT: 32 Webster Avenue, ZP25-000097, ZP25-000108, ZP26-000040
POSTED: June 10, 2026

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated May 13, 2026, linked [here](#).

BACKGROUND

At the June 4, 2026 hearing, the Planning Board requested that the applicant explore options to include 3-bedroom units, and/or create more Group 2 Accessible affordable units.

The Planning Board had previously requested that the applicant team consider including more bicycle parking. A preliminary plan was shown at the June 4, 2026 hearing. Staff have included additional conditions below to ensure that any plan will be deemed as zoning compliant prior and the Project's TAP (Transportation Access Plan) to the issuance of a building permit. This allows flexibility now should the Planning Board choose to approve the Special Permits and Site Plan Approval.

ANALYSIS

Mobility Staff have noted that any change in bicycle parking would require a revision to the Transportation Access Plan (TAP). Any change will need to be zoning compliant and signed off on by the Mobility Department prior to the issuance of a building permit.

As of the time of issuance of this staff memo, plans have not been submitted showing any change to the bedroom count or affordable accessible units. Should updated plans be shown at the hearing or sent to City Staff after this memo is published, Planning Staff requests that these plans be reviewed by the Inspectional Services Department and deemed compliant before a Building Permit can be issued. The Housing Division has identified that the City currently needs roll-in showers in accessible affordable dwelling units. In lieu of the additional Group 2 Accessible Affordable Dwelling Units, Planning Staff recommends that the Board consider requiring the accessible affordable units to have roll-in showers.

Staff has also added conditions prompted by discussion by the Board at prior hearings.

CONSIDERATIONS & FINDINGS

No change to considerations and findings.

PERMIT CONDITIONS

Should the Board approve the required Site Plan Approval, PPZ Staff recommends the following additional conditions

Infrastructure

1. Any change in location of electrical transformers will be considered a major amendment and must be reviewed by the Planning Board.

Mobility

2. Any approved changes to the bicycle parking by the Planning Board require a revised Transportation Access Plan (TAP) to be signed off on by the Mobility Division.