



City of Somerville

PLANNING BOARD

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

DECISION

2026 JUN 30 A 11: 04

PROPERTY ADDRESS: 32 Webster Avenue
CASE NUMBER: ZP25-000108
OWNER: 32 Webster Holdings LLC
OWNER ADDRESS: 667 Somerville Avenue, Somerville, MA 02143
APPLICANT: Kinvarra Capital
APPLICANT ADDRESS: 667 Somerville Ave, Somerville, MA 02143
DECISION: Approved with Conditions (Special Permit)
DATE OF VOTE: June 18, 2026
DECISION ISSUED: June 30, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Special Permit application submitted for 32 Webster Avenue.

LEGAL NOTICE

32 Webster Holdings LLC/Kinvarra Capital proposes to establish residential housing in the Mid-Rise 4 (MR4) zoning district, which requires a Special Permit.

RECORD OF PROCEEDINGS

On May 21, 2026, the Planning Board held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, Lynn Richards. At the hearing, the Applicant introduced the project. The Chair then opened the public comment portion of the hearing. One member of the public expressed concern over the height of the building. The Chair closed the public comment portion of the hearing. The Board then discussed the application. There was discussion regarding the unit mix.

The Board expressed that they would like to see at least one three-bedroom unit in the building. The Board had questions regarding the proposed Massachusetts Department of Transportation regulatory land taking and determined that the condition noted in the Staff Memo was sufficient should the parcel of land change. Board Members asked Staff to include a condition that would require any change to the electrical transformers be deemed as a major amendment and require review by the Planning Board.

Board Members requested that the Applicant present the additional design options originally shown to the Urban Design Commission, as well as consider adding in Group 2 Accessible Units. The Planning Board also requested the applicant consider incorporating additional bicycle parking as there will be 35 bedrooms and 29 bicycle parking spaces.

The Board continued the public hearing until June 4, 2026.

On June 4, 2026, the Planning Board resumed the Public Hearing. Present and sitting at the hearing were members Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, Lynn Richards, and Alternate Luc Schuster. Luc Schuster was absent from the hearing on May 21, 2026, but submitted an affidavit confirming review of the evidence, and was able to participate in the discussion.

The Applicant presented updated plans that included additional bicycle parking and additional design options. The Applicant stated that they were unable to change the plans to accommodate the Board's previous request to add a three-bedroom unit to further support the goals of SomerVision 2040.

The Board then discussed the application. The Board reviewed the design options and discussed that options 4 or 5 were favored, with the direction of the applicant to work with Staff to finalize the design. The Board highlighted that some members feel that three-bedroom units are more in line with City policies and goals for providing a mix of bedroom counts to accommodate a diverse group of family sizes. The Planning Board requested that the applicant consider adding a three bedroom unit or adding in Group 2 Accessible Affordable units. The Board continued the hearing to June 18, 2026.

On June 18, 2026, the Board resumed the public hearing. Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, Lynn Richards, and Alternate Luc Schuster. The applicant gave an update on the inclusion of three Group 2 accessible units. The Planning Board discussed the proposal, specifically the three-bedroom unit request and the accessible units. Following discussion of the proposal, the Board moved to approve the Special Permit. The motion passed 5-0.

PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and incorporated are identified below.

Document	Pages	Prepared By	Date	Revision Date
32 Webster Avenue Plan Set	34	Balance Architects 1 Thompson Square Boston, MA 02129	11/5/2025	5/28/2026
Shadow Study	26	Balance Architects 1 Thompson Square Boston, MA 02129	11/5/2025	N/A
Neighborhood Meeting Reports	8	Kinvarra Capital	10/28/2026	N/A
Sustainability Documents	1	Kinvarra Capital		

SPECIAL PERMIT FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a special permit upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Board finds that this project supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including the following:

- Increase the Housing Supply.
- Prioritize walking, biking, and transit options and minimize space dedicated to personal vehicles.

2. *The intent of the zoning district where the property is located.*

The Board finds that this project meets the intent of the MR4 zoning district which is, in part "to create, maintain, and enhance areas appropriate for smaller scale, multi-use, and mixed-use buildings and neighborhood serving uses"

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the Special Permit to establish residential housing in the Mid-Rise 4 (MR4) zoning district with the conditions included in the Staff Memo. Amelia Aboff seconded. The Board voted 4-1 (Jahan Habib dissenting) to approve the permit, subject to the following conditions:

General

1. This Decision must be recorded with the Middlesex South Registry of Deeds
2. A copy of the recorded Decision by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, and Zoning Division for the Public Record.

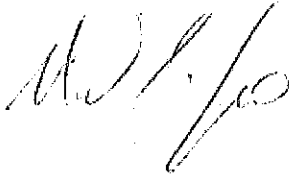
Prior to Building Permit

3. Digital copies of all required application materials reflecting and physical changes required by the Board, if applicable, must be submitted to the Planning, Preservation, and Zoning Division for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.

Prior to Certificate of Occupancy

4. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be provided to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection

Attest, by the Planning Board:

A handwritten signature in dark ink, appearing to read 'Michael Capuano', written over a horizontal line.

Michael Capuano, *Chair*

Amelia Aboff, *Vice-Chair*
Jahan Habib, *Clerk*
Michael McNeley
Lynn Richards
Luc Schuster, *Alternate*
Coralie Cooper, *Alternate*

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
 _____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
 _____ there has been an appeal filed.

FOR SITE PLAN APPROVAL(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
 _____ there has been an appeal filed.

Signed _____ City Clerk Date _____