



City of Somerville

PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA**JULY 16, 2026, at 6:00 pm****POSTED ON JULY 9, 2026****The meeting will be held using Zoom.****TO USE A COMPUTER**Link: https://us02web.zoom.us/webinar/register/WN_7VGJiF-5SjSpMSgDtPL2KA**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 June 4, 2026

PUBLIC HEARINGS

- **222 Broadway** (*request to continue to a date to be determined at this meeting*)
 - 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)
- **120 Middlesex Avenue** (*request to continue to August 6, 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)
- **1 McGrath Highway** (*continued from 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)

- **32-40 White Street**

- 32-40 White St LLC/Kinvarra Capital proposes to develop an Apartment Building in the Mid-Rise 4 (MR4) zoning district, which requires Site Plan Approval. (ZP25-000118)
- 32-40 White St LLC/Kinvarra Capital proposes to establish residential housing in the Mid-Rise 4 (MR4) zoning district, which requires a Special Permit. (ZP25-000119)
- 32-40 White St LLC/Kinvarra Capital seeks to construct a mechanical penthouse that exceeds the maximum height in the Mid-Rise 4 (MR4) zoning district, which requires a Special Permit. (ZP26-000041)

OTHER BUSINESS

- Housing stock discussion
- Recommendation to City Council
 - Proposing an amendment to Section 2.1.1 of the Zoning Ordinance regarding Homeless Shelters (File# [26-0835](#))
- 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.