



City of Somerville

PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

TO: Planning Board
FROM: OSPCD Staff
SUBJECT: 365 & 369 Somerville Avenue, ZP26-000069, ZP26-000070
POSTED: August 27, 2026

RECOMMENDATION: Approve with conditions

Staff memos are used to communicate background information, analysis, responses to public comments, review of statutory requirements and other information from Planning, Preservation, & Zoning Staff to the Review Board members.

This memo summarizes the Special Permit application submitted for 365 & 369 Somerville Ave to request removal of a permit conditions and provides related analysis or feedback as necessary. The application was deemed completed on July 30, 2026, and is scheduled for a public hearing on September 3, 2026. Any Staff recommended findings, conditions, and decisions in this memo are based on the information available to date prior to any public comment at the scheduled public hearing.

LEGAL NOTICE

ZP26-000069

Adam Dash, Esq. on behalf of Somerville Family Dental PC requesting a removal of conditions from Special Permit DRA#2020-0125 in the Mid-Rise 5 (MR5) zoning district.

ZP26-000070

Adam Dash, Esq. on behalf of Somerville Family Dental PC requesting a removal of conditions from Special Permit DRA#2020-0125 in the Mid-Rise 5 (MR5) zoning district.

SUMMARY OF PROPOSAL

Somerville Family Dental PC requests the Board to remove the following condition from the Special Permit case DRA #2020-125 approved by the Planning Board on June 25, 2020, which reads as follows:

1. "All storefront windows should maintain visual transparency with the exception of conforming merchandise display areas for art displays."
2. "Any artistic displays shall be rotated on a quarterly basis."

BACKGROUND

365 & 369 Somerville Ave is located on a Pedestrian Street and in the 0.50 mi Transit Area in Mid-Rise 5 (MR5) zoning district in the Union Square Neighborhood represented by Ward 3 Councilor Ben Ewen-Campen. The locus of the proposal are the two adjoining ground level commercial condominium units (367 & 369) where the business operates as one single Dental Office.

The Applicant received the Special Permit to establish the Health Care Service (Dental Office) on June 25, 2020 (the decision can be found [here](#)). On April 2, 2026, the Planning Board approved the removal of a condition indicating the use runs with the Applicant and is not transferable (the decisions can be found under case# [ZP26-000002](#) and [ZP26-000003](#)).

Per SZO 15.2.1.f.iii, the applicant is requesting to remove conditions 1 and 2 of the DRA#2020-0125 decision, the Applicant has indicated in the narrative that these conditions currently create space constraints and would like to remove the artistic displays and replace them with approximately 4 ft privacy screens. The proposed changes are shown in the images below.

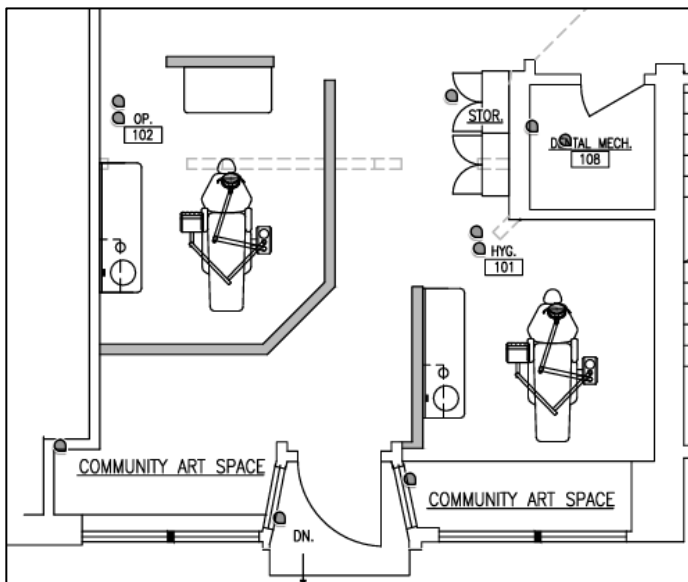


Figure 1 - Existing Plan

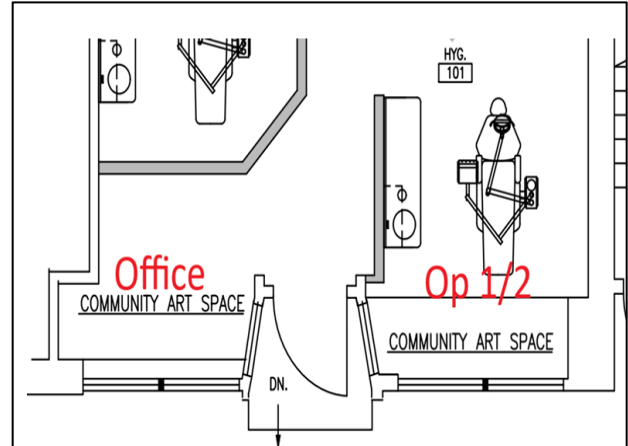


Figure 2 - Proposed Plan

The proposed conditions removal will not affect the property compliance with the ACE (Arts and Creative Enterprise) requirement for the MR5 zoning district.

CONSIDERATIONS & FINDINGS

Staff notes that the Planning Board mentioned the art display as part of the considerations on the DRA#2020-0125.

Staff recommends that if the removal of the conditions is approved, to consider adding that some degree of artistic visual buffering be maintained - rather than a blank privacy screen - without affecting the space constraints expressed by the Applicant in their narrative.

PERMIT CONDITIONS

No other changes.