

Middlesex South Registry of Deeds

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Middlesex South Registry of Deeds
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208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



City of Somerville
PLANNING BOARD

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

DECISION

2026 APR -7 P 2:04

PROPERTY ADDRESS: 369 Somerville Avenue
CASE NUMBER: ZP26-000003
OWNER: Senick LLC
OWNER ADDRESS: 365 Somerville Avenue, Somerville MA 02143
APPLICANT: Somerville Family Dental PC
APPLICANT ADDRESS: 365 Somerville Avenue, Somerville MA 02143
DECISION: Approved (Condition Removal)
DATE OF VOTE: April 2, 2026
DECISION ISSUED: April 7, 2026

CITY CLERK'S OFFICE
 SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the request to a condition removal of a previously issued Special Permit for Somerville Family Dental PC (Senick LLC, Nikhilesh Rao Gorukanti)

LEGAL NOTICE

Somerville Family Dental PC request to remove a condition of a previously issued Special Permit (DRA#2020-012) in the Mid Rise 5 (MR5) zoning district.

NOTE: Typo on Legal Ad, previously issued Special Permit is DRA#2020-0125

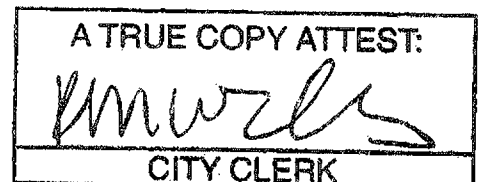
RECORD OF PROCEEDINGS

On April 2, 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 Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, and Board Members Michael McNeley, Lynn Richards and Alternate Coralie Cooper.

At the hearing the Applicant's Agent Adam Dash explained that current condition #3 of Special Permit case number DRA#2020-0125 limits the practice's ability to restructure, bring in partners, or change ownership, and requested its removal to ensure business continuity in case of ownership changes or emergencies. Condition #3 of mentioned decision reads *"The use runs with the Applicant, Nikhilesh Rao Gorukanti, and is granted only to this applicant and is non-transferable. The Special Permit shall terminate immediately if the Applicant ceases to occupy the space"*. The applicant and owner of Somerville Family Dental, Nikhilesh Gorukanti explained there are no planned changes in the near future for the practice and that any changes of use will still go through the respective board, so removing this condition would ensure stability for staff and the business.

After the applicant's brief description, the chair opened it to public comment, there was none. Following this, Chair Capuano asked staff clarification regarding the reason for this

Adam Dash & Associates
 48 Grove Street, Suite 304
 Somerville, MA 02144



condition to be added in 2020. Staff explained that the condition was originally imposed due to limitations on uses on pedestrian streets, but these limitations have since changed in the ordinance. There was no further discussion and the board moved to vote.

PLANS & DOCUMENTS

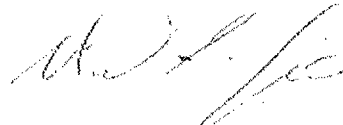
Application plans, documents, and supporting materials submitted and incorporated are identified below.

Document	Pages	Prepared By	Date	Revision Date
Somerville Family Dental	1	M. Chase Design L.L.C 172 Long Hill Road. West Brookfield, MA 01585	May 26, 2020	N/A
Gerrior Square Condominium	11	Hammer Kiefer and Todd Inc	October 27, 1987	N/A
Previously Issued Decision	3	City of Somerville 93 Highland Ave Somerville, MA 02143	June 25, 2020	N/A
Development Narrative	3	Adam Dash 48 Grove St #304 Somerville, MA 02144	January 12, 2026	N/A

DECISION

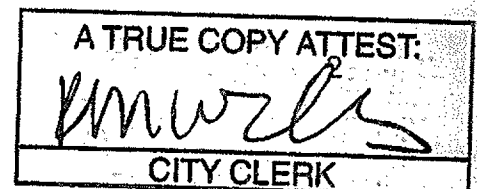
Following public testimony, review of the submitted materials, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the request to remove condition of a previously issued Special Permit (DRA#2020-0125). Vice-Chair Amelia Aboff seconded. The Board voted **5-0** to approve the removal of condition #3 of previously issued Special Permit DRA#2020-0125.

Attest, by the Planning Board:



Michael Capuano, *Chair*

Amelia Aboff, *Vice-Chair*
 Jahan Habib, *Clerk*
 Michael McNeley
 Lynn Richards
 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 April 7, 2026 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.

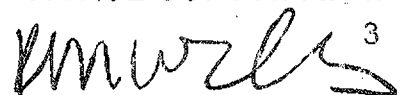
Signed



City Clerk

Date April 28, 2026

A TRUE COPY ATTEST:



CITY CLERK