



City of Somerville

PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS: 369 Somerville Avenue
CASE NUMBER: ZP26-000070
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: September 3, 2026
DECISION ISSUED: September 16, 2026

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

LEGAL NOTICE

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.

RECORD OF PROCEEDINGS

On September 3, 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 Alternates Luc Schuster and Coralie Cooper.

At the hearing the Applicant's Agent Adam Dash and Applicant Nikhilesh Rao Gorukanti gave a brief presentation and explained that current conditions #1 ("All storefront windows should maintain visual transparency with the exception of conforming merchandise display areas for art displays.") and #2 ("Any artistic displays shall be rotated on a quarterly basis.") of Special Permit case number DRA#2020-0125 creates space constraints in the dental office, and the removal of said conditions will allow the office manager to move from the hallway into a current art display area and expanding an operating room by repurposing part of the display space. The proposal is to leave one side of the office visible from the street and the operating area blocked by a 4-foot-tall privacy screen. The proposed changes would not affect the compliance with the arts and creative enterprise (ACE) requirements of the building.

After the applicant's presentation, the chair opened the public comment portion of the hearing, of which there were none. The Planning Board discussed the proposal agreeing that they understand the request from the Applicant and their need for more space,

however there were some concerns about a blank privacy screen at a pedestrian level business. After a discussion between the Board and the Applicant about best operational forms to maintain some level of visual engagement, such as art or community event notifications, rather than leaving screens blank. The board agreed to modify the conditions to allow either artwork organized by the Somerville Arts Council or alternative community engagement displays, with a quarterly rotation schedule. There was no further discussion and the board moved to a vote.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Development Narrative	5	Adam Dash 48 Grove St #304 Somerville, MA 02144	July 1, 2026	N/A
Proposed Floor Plan	1	Adam Dash 48 Grove St #304 Somerville, MA 02144	July 1, 2026	N/A
Photos of Existing Conditions	5	Adam Dash 48 Grove St #304 Somerville, MA 02144	June 23, 2026	N/A
Condition Removal Previously Issued Decision	4	City of Somerville 93 Highland Ave Somerville, MA 02143	April 7, 2026	N/A
Approved Site Plan	1	Marc Chase 172 Long Hill Road West Brookfield, MA 01585	May 26, 2020	N/A
Previously Issued Decision	3	City of Somerville 93 Highland Ave Somerville, MA 02143	June 25, 2020	N/A
Master Deed for "The Gerrior Square Condominium"	29	Somerville Bow Street Associate Limited Partnership 176 Broadway Somerville, MA	October 28, 1987	N/A
Gerrior Square Condominium	11	Hammer Kiefer and Todd Inc	October 27, 1987	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 conditions of a previously issued Special Permit (DRA#2020-0125). Vice-Chair Amelia Aboff seconded. The Board voted **4-1**, Board Member Michael McNeley against, to approve the removal of conditions #1 and #2 of previously issued Special Permit DRA#2020-0125, subject to the following conditions:

General

1. A digital copy of the recorded Decisions stamped by the Middlesex South Registry of Deed must be submitted to the Planning Division for the public record.
2. The Applicant shall maintain a display area between the window and privacy screen as shown in the plans described above. In the display area, art provided by Somerville Arts Council, or similar organization should be displayed. If this cannot be obtained, the applicant shall post a visual display with other types of art, community information, or dental health information. The Applicant shall be responsible for rotating the art on a quarterly basis only if art is not provided by the Somerville Arts Council or similar organizations.

Attest, by the Planning Board:



Michael Capuano, *Chair*

Amelia Aboff, *Vice-Chair*

Jahan Habib, *Clerk*

Michael McNeley

Lynn Richards

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 _____