



City of Somerville

PLANNING BOARD

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

TO: Planning Board
FROM: OSPCD Staff
SUBJECT: 222 Broadway, ZP26-000008
POSTED: October 7, 2026

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memos dated [September 10, 2026](#) and [September 24, 2026](#).

BACKGROUND

At the September 24, 2026 Planning Board meeting, the applicant presented their proposal and shared photos of the changes made to the property to mitigate the concerns of the neighborhood. Public comments were heard by the residents in the area and Ward Councilor McLaughlin. The applicant requested a continuance to the October 15, 2026 hearing due to joint hearing with the Land Use Committee.

ANALYSIS

Since the October 1, 2026 meeting of the Planning Board the Applicant submitted an updated narrative amending the request. The Applicant now proposes extending their current hours to 5:00am - 11:00pm. The operating hours are currently 5:00am-8:00pm.

CONSIDERATIONS & FINDINGS

The Planning Board is required by the Somerville Zoning Ordinance to deliberate each of the following considerations at the public hearing. The Board must discuss and draw conclusions for each consideration, but may make additional findings beyond this minimum statutory requirement.

Special Permit Considerations

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

No change from previous staff memos.

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

Staff believes that the Applicant's proposed amended 11:00pm closure aligns more closely with the intent of the MR5 zoning district, which is in part:

“To create, maintain, and enhance areas appropriate for moderate scale, multi-use and mixed-use buildings and neighborhood- and community- serving commercial uses.”

3. *The extent and nature of the proposed alteration.*

No change from previous staff memos.

4. *The ability of conforming alterations to meet the demonstrated need of the Applicant.*

No change from previous staff memos.

5. *Consistency of the proposed alterations with the evolution of neighboring structures.*

No change from previous staff memos.

6. *The impact of the alteration to the neighborhood when compared to the existing nonconforming use*

No change from previous staff memos.

PERMIT CONDITIONS

No change to previous conditions.