



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

GEORGE J PROAKIS, AICP  
EXECUTIVE DIRECTOR

**MEMBERS**

MICHAEL A. CAPUANO, ESQ., *CHAIR*  
AMELIA ABOFF, *VICE CHAIR*  
ROB BUCHANAN, *CLERK*  
JAHAN HABIB  
ERIN GENO  
DEBBIE HOWITT EASTON, *ALTERNATE*  
RUSSELL PILDES, *ALTERNATE*

18 November 2021

The Honorable City Council  
City Hall, 93 Highland Avenue  
Somerville, MA 02143

Dear Honorable City Council:

In keeping with its lawful responsibilities, the Somerville Planning Board submits to your Honorable Council its recommendation on the following proposed amendments to the Somerville Zoning Ordinance (items 212540, 212606, and 212541).

On 8 November 2021, at 6:30 p.m. the Planning Board and Land Use Committee of the City Council held a duly advertised virtual joint public hearing. The purpose of the hearing was to solicit public comments on the proposed amendments to the Somerville Zoning Ordinance and to evaluate the proposals in the context of testimony received and the findings and analysis of the Staff to the Planning Board. On 18 November 2021, the Board convened at their regularly scheduled meeting to deliberate on the agenda items. Present at the meeting were members Vice Chair Amelia Aboff, Clerk Rob Buchanan, Erin Geno, Debbie Howitt Easton, and Russell Pildes.

**PLANNING BOARD RECOMMENDATION**

**212540**      10 registered voters requesting the adoption of a Zoning Map amendment to change the zoning district of 3 Prescott Street from UR to NR)

The Board reviewed the materials submitted and heard further testimony requested of Staff. Following due consideration, Vice Chair Amelia Aboff moved to recommend the proposal. Clerk Rob Buchanan seconded. The Board voted 4-0 to recommend the proposed amendment.



**212606** Requesting approval of amendments to Sections 2.1 and 2.4 of the Zoning Ordinance

The Board reviewed the materials submitted and heard further testimony requested of Staff. Following due consideration, Vice Chair Amelia Aboff moved to recommend the proposal. Clerk Rob Buchanan seconded. The Board voted 4-0 to recommend the proposed amendment.

**212541** Comar Real Estate Trust proposing a zoning map amendment to re-zone their properties at 299 Broadway and 15 Temple Street from MR5, MR3 and NR Districts to MR6, MR4 and NR Districts

The Board reviewed materials submitted and heard further testimony requested of Staff. The Board expressed support for the development in general but noted concerns with the challenges of coordinating and reviewing the scope of development envisioned for the site. In particular, Vice Chair Aboff and Board Member Geno identified two specific concerns. The first centered on the means through which the Planning Board could ensure that they would be presented with sufficient informational materials to ensure that the multiple individual approvals required could be comprehensively analyzed and evaluated properly outside of an overarching master plan permitting process. The second concerned a perceived lack of mechanisms for ensuring that the proposal would go forward with the building massing and arrangement of civic spaces that the neighborhood had reviewed and become comfortable with through the outreach and engagement process. The Board deliberated and solicited input from staff to mitigate the concerns raised, and made the following specific recommendations:

- That the Council include an adjustment of the Pedestrian Street map designation along Temple Street to provide for a vehicular entrance to the interconnected underground parking structure proposed for the site.
- That the Council consider changing the zoning district designation for the proposed neighborhood park along Sewall Street to the civic district.
- That the Council use all the tools at its disposal to ensure that the commitments made to the community by this development are fully realized as expected.

Furthermore, the Board committed to reviewing and amending its own application submittal requirements to accommodate the comprehensive review of multi-phase development proposals located outside of the Master Planned Development overlay district.

Following due consideration, Vice Chair Amelia Aboff made a motion to recommend the proposal, with the additional recommendations discussed and agreed to by the Board. Clerk Rob Buchanan seconded. The Board voted 4-0 to recommend the proposed amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. Capuan". The signature is fluid and cursive, with a long, sweeping tail that extends downwards and to the right.

Michael A. Capuan  
Chair of the Planning Board