



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR.
ACTING EXECUTIVE DIRECTOR

MEMBERS

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

3 November 2022

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 amendment to the Somerville Zoning Ordinance. On 6 October 2022, at 6:20 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 27 October 2022, the Board convened at their regularly scheduled meeting to discuss the four (4) agenda items:

PLANNING BOARD RECOMMENDATION

1. Mayor Ballantyne requesting ordainment of an amendment to the Somerville Zoning Ordinance Article 3, Residence Districts and Article 9, Use Provisions, to permit the adaptive reuse of commercial building types in the NR and UR zoning districts.

The Board deliberated and solicited input from staff to mitigate the concerns raised and made the following specific recommendation. Following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance **be adopted** by the City Council. The motion was seconded by Vice-Chair Aboff, and unanimously approved by the Board, **5-0**.

2. Mayor Ballantyne requesting ordainment of an amendment to the Somerville Zoning Ordinance Articles 4 (Mid Rise Districts), 5 (High Rise Districts), 6 (Commercial Districts), 8 (Overlay Districts), and 9 (Use Provisions) to permit additional uses for any ground story commercial space fronting a Pedestrian Street.



The Board deliberated and solicited input from staff to mitigate the concerns raised and made the following specific recommendation. Following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance **be adopted** by the City Council. The motion was seconded by Vice-Chair Aboff, and unanimously approved by the Board, **5-0**.

3. Anthony Pasquale requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 34 Allen Street from Neighborhood Residential (NR) to Small Business (SB) Overlay.

The Board deliberated and solicited input from staff to mitigate the concerns raised and made the following specific recommendation. Following due consideration, Vice-Chair Amelia Aboff. made a motion to **make no recommendation** on whether the City Council should or should not adopt the proposed amendment to the Somerville Zoning Ordinance Map, incorporating the relevant discussion from the 27 October 2022 Planning Board meeting, including the following:

- The proposed amendments to Somerville Zoning Ordinance Article 3, Residence Districts, and Article 9, Use Provisions, to permit the adaptive reuse of commercial building types in the NR and UR zoning districts (Planning Board Recommendation 1), obviate the need for this proposed amendment to the Zoning Ordinance Map. The amendment requested by Mr. Pasquale led Staff to conduct significant research and propose zoning amendments as requested by Mayor Ballantyne that addresses Mr. Pasquale's specific concern and resolves the concern more broadly across the city. Therefore, if the proposed amendment as described under Planning Board Recommendation 1 is adopted by the City Council, the amendment requested by Mr. Pasquale is unnecessary.

The motion was seconded by Clerk Geno, and unanimously approved by the Board, **5-0**.

4. Boynton Yards LandCo LLC requesting approval of a Land Conveyance petition for portions of Earle Street in the Boynton Yards neighborhood.

The Board deliberated and solicited input from staff to mitigate the concerns raised and made the following specific recommendation. Following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the Land Conveyance petition for portions of Earle Street in the Boynton Yards neighborhood **be approved** by the City Council. The motion was seconded by Clerk Geno, and unanimously approved by the Board, **4-0** (Vice-Chair Aboff recused).

Sincerely,



Michael A. Capuano
Chair of the Planning Board