



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

THOMAS GALLIGANI
EXECUTIVE DIRECTOR

PLANNING BOARD MEMBERS

MICHAEL A. CAPUANO, ESQ., *CHAIR*
AMELIA ABOFF, *VICE CHAIR*
JAHAN HABIB, *CLERK*
MICHAEL MCNELEY
LYNN RICHARDS
LUC SCHUSTER, *ALTERNATE*

December 5, 2025

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 recommendations on the following proposed amendments to the Somerville Zoning Ordinance. On December 4, at 6:00 p.m. the Planning Board held a duly advertised virtual 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.

PLANNING BOARD RECOMMENDATIONS

1. Requesting ordainment of an amendment to Sections 10.10.3, 15.1.2, 15.1.6, 15.1.8, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.3.1, 15.3.2, and 15.5.2 of the Zoning Ordinance to make pre-submittal meetings optional for most permits and to improve clarity and consistency. (File #[25-1554](#))

The Board deliberated and solicited input from staff and made the following specific recommendations. Following due consideration, Chair Michael Capuano made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance **be approved** by the City Council. The motion was seconded by Vice Chair Amelia Aboff, and unanimously passed by the Board, **6-0**, without discussion.

2. Requesting ordainment of an amendment to Tables 4.1.13, 4.2.13, 4.3.13, 4.4.13, 5.1.14, 7.2.7, 7.4.8, 8.4.16 (c), and 9.1.1 of the Zoning Ordinance to permit Home-Based Child Day Care accessory uses and make corrections. (File # [25-1552](#))

The Board deliberated and solicited input from staff and made the following specific recommendations. Following due consideration, Chair Michael Capuano made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance **be approved** by the City Council. The motion was seconded by Vice Chair Amelia Aboff, and unanimously passed by the Board, **6-0**, without discussion.

3. 12 registered voters requesting a Zoning Map Amendment to change the zoning district of 363 Highland Avenue from Mid-Rise 4 (MR4) to Mid-Rise 5 (MR5) and from MR4 to Mid-Rise 6 (MR6), and 110 Willow Avenue MR4 to MR6. (File# [25-1539](#))

The Board deliberated and solicited input from staff and made the following specific recommendations. Following due consideration, Chair Michael Capuano made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance **be denied** by the City Council. The motion was seconded by Vice Chair Amelia Aboff, and unanimously passed by the Board, **5-1** (Chair Capuano voted No)

- The Board explained that they would be in support of a map change to MR6 for 363 Highland Avenue, if this amendment was re-submitted separately.
- The Board also noted that they are not in favor of a map change for 110 Willow Avenue.
- Chair Capuano voted no and does not support any zoning changes in these parcels.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Capuano", with a stylized flourish at the end.

Michael A. Capuano
Chair of the Planning Board