



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

GEORGE J PROAKIS, AICP  
EXECUTIVE DIRECTOR

**MEMBERS**

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

21 April 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 7 April 2022, 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 21 April 2022, the Board convened at their regularly scheduled meeting to discuss the three (3) agenda items:

**PLANNING BOARD RECOMMENDATION**

1. Vivaldo Meneses Sr. requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 86 Prospect Street from UR to MR5.

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 recommend that the proposed amendment to the Somerville Zoning Ordinance **not be adopted** by the City Council. The motion was seconded by Clerk Geno, and unanimously approved by the Board, 5-0.

2. Proposing a zoning map amendment to change the zoning district of the contiguous parcels containing 250-256 Somerville Avenue and 5-27 Allen Street (odd side only: 5-7, 9, 11, 13, 17, 21-23, and 27) from Urban Residence (UR) to Neighborhood Residence (NR).

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 **not be adopted** by the City Council with:

- The expectation that there will be a procedural and outreach assessment with the City's Law Department and Staff.

The motion was seconded by Vice Chair Amelia Aboff, and unanimously approved by the Board, 5-0.

3. Proposing a zoning map amendment to change the zoning district of the contiguous or abutting-across-a-public-way parcels of 29-31, 33-35, and 37-39 Allen Street (odd side only) and 34 Allen Street from Urban Residence (UR) to Commercial Business (CB).

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 **not be adopted** by the City Council with:

- The expectation that there will be a procedural and outreach assessment with the City's Law Department and Staff.

The motion was seconded by Vice Chair Amelia Aboff, and unanimously approved by the Board, 5-0.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael A. Capuano', written in a cursive style.

Michael A. Capuano  
Chair of the Planning Board