



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

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LUC SCHUSTER, *ALTERNATE*

5 October, 2023

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 September 2023, 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 5 October 2023, the Board convened at their regularly scheduled meeting to discuss the following one (1) agenda item:

PLANNING BOARD RECOMMENDATION

1. NRL WSC 200 Inner Belt Prop, LLC requesting a Zoning Map Amendment to change the zoning district of 200 Inner Belt Road from Commercial Industry (CI) to High-Rise (HR).

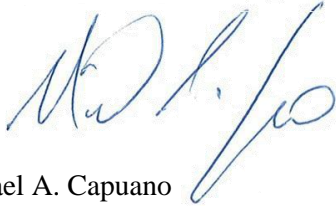
The Board deliberated and solicited input from staff to mitigate the concerns raised and made the following specific recommendation. Following due consideration, Chair Michael A. Capuano, Esq. Following due consideration, Chair Michael A. Capuano, Esq. made a motion to **make no recommendation** on whether the City Council should or should not adopt the proposed amendment to the Somerville Zoning Ordinance, incorporating the relevant discussion from the 5 October 2023 Planning Board meeting, including the following:

- The Planning Board would like to request City Staff and the Council to reevaluate whether High-Rise is the most appropriate zoning designation for this site, and whether an alternative designation such as Mid-Rise zoning district in conjunction with an overlay district should be explored as an alternative option to satisfy the goals related to this amendment. While the Planning Board is

broadly in support of increased density and additional residential development in this area, concerns were raised about the fact that this map change would allow a great deal of height for several non-residential use types, and there is currently no mechanism that could guarantee that future development would be aligned with the intent voiced by the proponent in this application.

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 "M. A. Capuano", with a stylized flourish at the end.

Michael A. Capuano
Chair of the Planning Board