



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

THOMAS GALLIGANI  
EXECUTIVE DIRECTOR

**MEMBERS**

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

November 12, 2024

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 October 17 2024, 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 November 7 2024, the Board convened their regularly scheduled meeting and discussed the following agenda items:

**PLANNING BOARD RECOMMENDATIONS**

1. Walter Tauro requesting a Zoning Map Amendment to change the zoning district of 282 McGrath Highway from Neighborhood Residence (NR) to Small Business (SB) Overlay District. (ID # 24-1080)

The Board deliberated and solicited input from staff and made the following specific recommendation. 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, **5-0** (Richards abstained).

- The Board clarified that the amendment would not change the base zoning but would extend the Small Business Overlay over the parcel at 282 McGrath Highway.



2. Requesting ordainment of an amendment to Sections 2.2.1, 3.1.16, 3.2.15, 4.1.13, 4.2.13, 4.3.13, 4.4.14, 5.1.15, 6.1.11, 6.2.13, 6.3.11, 6.4.14, 9.2.6.h, 9.2.14.b.v, and Table 9.1.1 of the Zoning Ordinance to streamline the regulation of daycare services and permit additional daycare operation in the Residential, Mid-Rise, and Commercial zoning districts. (ID # 24-1196)

The Board deliberated and solicited input from staff and made the following specific recommendation. 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, **5-0** (Richards abstained).

- The Board had no comments.

3. Requesting ordainment of an amendment to Articles 2-7, Articles 9-11, Article 13, and Article 15 of the Zoning Ordinance to make corrections, clarifications, and regulatory framework improvements. (ID # 24-1259)

The Board deliberated and solicited input from staff and made the following specific recommendation. 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, **5-0** (Richards abstained)

- The Board had no comments.

Sincerely,



Michael A. Capuano  
Chair of the Planning Board