



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

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LUC SCHUSTER, *ALTERNATE*

August 19, 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 9 July 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 15 August 2024, the Board convened their regularly scheduled meeting and discussed the following agenda items:

PLANNING BOARD RECOMMENDATIONS

1. Requesting ordainment of an amendment to the Somerville Zoning Ordinance to add Section 8.5 Interim Planning Overlay District (IPOD) and the Brickbottom sub-area (File #24-0551)

The Board deliberated and solicited input from staff 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 **be approved** by the City Council. The motion was seconded by Clerk Jahan Habib, and unanimously passed by the Board, **3-0**.

- The Board discussed the timing of when the IPOD would be effective relative to the adoption of the Brickbottom Neighborhood Plan but otherwise had no commentary and supports the amendment as written.



2. 14 registered voters requesting a Zoning Map Amendment to change the zoning district of 228, 230, 232, 234, 236 Pearl Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6) (File #24-0642)

The Board deliberated and solicited input from staff and made the following specific recommendation. Following due consideration, Vice Chair Amelia Aboff made a motion to make **no recommendation** on the proposed amendment to the Somerville Zoning Ordinance. The motion was seconded by Clerk Jahan Habib, and unanimously passed by the Board, 3-0.

- The Board discussed with Staff the avenues for public input into hypothetical developments should the amendment be passed; the Board noted that the current zoning of the property, having been enacted as part of the 2020 comprehensive update, reflects feedback from the 2014 Gilman Square Station Area Plan; the Board noted their support for increased density in the area but are not making any recommendation due to considerations of spot zoning and feedback received from the community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. Capuano". The signature is fluid and cursive, with a large initial "M" and "C".

Michael A. Capuano
Chair of the Planning Board