



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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April 13, 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 recommendation on the following proposed amendment to the Somerville Zoning Ordinance. On March 19, 2026, 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 amendment to the Somerville Zoning Ordinance and to evaluate the proposal in the context of testimony received and the findings and analysis of the staff to the Planning Board. On April 2, 2026, the Board convened their regularly scheduled meeting and discussed the following agenda items:

PLANNING BOARD RECOMMENDATIONS

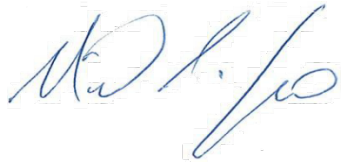
1. Mayor Wilson requesting ordainment of an amendment to Section 8.1 of the Zoning Ordinance to provide for larger buildings, additional dimensional flexibility, and fewer use restrictions for affordable housing projects. (File #[26-0204](#)).

The Board deliberated and solicited input from staff and made the following specific recommendations. Following due consideration, Chairperson 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 Chairperson Amelia Aboff, and unanimously passed by the Board, **6-0**, with the following discussion:

- In addition, to support improved accessibility for affordable housing projects, to remove the ground story elevation of 2' for apartment buildings.
- A split opinion regarding the proposed removal/reduction of setback requirements



Sincerely,

A handwritten signature in blue ink, appearing to read "M. A. Capuano". The signature is fluid and cursive, with the first name "Michael" and last name "Capuano" clearly distinguishable.

Michael A. Capuano
Chairperson of the Planning Board