



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
DEBBIE HOWITT EASTON, *ALTERNATE*
LUC SCHUSTER, *ALTERNATE*

August 5, 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 1 August 2024, the Board convened their regularly scheduled meeting and discussed the following agenda items:

PLANNING BOARD RECOMMENDATIONS

1. Mo Rizkallah requesting a Zoning Map Amendment to change the zoning district of 5 Homer Square from Neighborhood Residence (NR) to Urban Residence (UR) (Mayor's Request ID# 24-0607)

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 denied** by the City Council. The motion was seconded by Clerk Jahan Habib, and unanimously passed by the Board, **5-0**.

- The consensus amongst the Board was that the request amounted to spot zoning without a clear public benefit.



2. 14 registered voters requesting a Zoning Map Amendment to change the zoning district of 136 School Street from Urban Residence (UR) to Mid-Rise 6 (MR6), 95 Highland Avenue from Neighborhood Residence (NR) to MR6, and 97, 99-99A, 101-103, and 107 Highland Avenue from Mid-Rise 5 (MR5) to MR6 (Mayor's Request ID# 24-0641)

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, 5-0.

- The consensus amongst the Board was that the proposed zoning change was considerate and contextually appropriate.

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 a long, sweeping tail.

Michael A. Capuano
Chair of the Planning Board