



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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JAHAN HABIB
ROB BUCHANAN, *ALTERNATE*

16 July 2021

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 amendments to the Somerville Zoning Ordinance (items 211675, 211890, 211988, 211889, 212047, 212050, 212051, and 212052).

On 17 June 2021, at 6:00 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 proposal in the context of testimony received and the findings and analysis of the Staff to the Planning Board. On 15 July 2021, the Board convened at their regularly scheduled meeting to deliberate on the agenda items. Present at this session were Chair Michael A. Capuano, Esq., Clerk Rob Buchanan, Jahan Habib, Erin Geno, and Debbie Howitt Easton.

PLANNING BOARD RECOMMENDATION

On item 211675 (Scott Zink proposing a zoning amendment to re-zone his property at 471 Somerville Avenue from Urban Residential to MR4), following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance be adopted by the City Council. The motion was seconded by Jahan Habib, and approved unanimously by the Board, 5-0.

On item 211889 (A proposal by 13 registered voters requesting the adoption of an amendment to the Zoning Ordinance to revise the Boynton Yards sub-overlay area), following due consideration, Chair Michael A. Capuano, Esq. made a motion that the Board make no recommendation. The motion was

seconded by Jahan Habib, and approved unanimously by the Board, 4-0. Vice Chair Amelia Aboff was recused. Alternate Debbie Howitt Easton did not vote.

On item 211890 (A proposal by 13 registered voters requesting the adoption of an amendment to the Zoning Map to revise the Boynton Yards sub-overlay area), following due consideration, Chair Michael A. Capuano, Esq. made a motion that the Board make no recommendation. The motion was seconded by Jahan Habib, and approved unanimously by the Board, 4-0. Vice Chair Amelia Aboff was recused. Alternate Debbie Howitt Easton did not vote.

On item 211988 (Moshe Safdie proposing a zoning amendment to extend the Small Business Overlay to his property at 92 Properzi Way), following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance be adopted by the City Council. The motion was seconded by Jahan Habib, and approved unanimously by the Board, 5-0.

On item 212047 (Senthil Kumar proposing a zoning amendment to rezone his property at 8-8A Melvin Street from Mid Rise 5 to Neighborhood Residential), following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance be adopted by the City Council. The motion was seconded by Jahan Habib, and approved unanimously by the Board, 5-0.

On item 212050 (An amendment to the Zoning Ordinance to repeal Section 10.5 - Outdoor Café Seating), following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance be adopted by the City Council. The motion was seconded by Jahan Habib, and approved unanimously by the Board, 5-0.

On item 212051 (An amendment to the Zoning Ordinance to revise the façade build-out dimensional standard for any Apartment Building in the Urban Residence district when abutting the Neighborhood Residence district), following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance be adopted by the City Council. The motion was seconded by Jahan Habib, and approved unanimously by the Board, 5-0.

On item 212052 (An amendment to the Zoning Ordinance Section 2.1 - Glossary and the provisions of multiple permitted building components), following due consideration, Chair Michael A. Capuano, Esq. made a motion to recommend that the proposed amendment to the Somerville Zoning Ordinance be adopted by the City Council. The motion was seconded by Jahan Habib, and approved unanimously by the Board, 5-0.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. Capuano". The signature is fluid and cursive, with a long, sweeping underline.

Michael A. Capuano
Chair of the Planning Board