



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

GEORGE J PROAKIS, AICP  
EXECUTIVE DIRECTOR

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AMELIA ABOFF, *VICE CHAIR*  
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RUSSELL PILDES, *ALTERNATE*

21 March 2022

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 17 February 2022, 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 17 March 2022, the Board convened at their regularly scheduled meeting to discuss the three (3) agenda items:

**PLANNING BOARD RECOMMENDATION**

1. Broadway Somerville Apartments, LLC proposes a zoning map amendment to change the zoning district of 383 Broadway from UR to MR5.

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 Vice Chair Amelia Aboff, and unanimously approved by the Board, 7-0.

2. Michael E. Olson proposes a zoning map amendment to change the zoning district of 125 Lowell Street from NR to UR.

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 Vice Chair Amelia Aboff, and unanimously approved by the Board, 7-0.



3. Mayor Ballantyne proposes a zoning text amendment to Sections 3.1.14.a and 3.2.13.a Contextual Front Setbacks of the Neighborhood Residence and Urban Residence zoning districts.

The Board deliberated and solicited input from staff to mitigate the concerns raised and made the following specific recommendation. 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 with:

- The understanding that there will be continued collaborative efforts from Staff and the Council towards developing appropriate language.
- The consideration of the concern that was raised regarding clarifying the “either/or” section to ensure there are no unintended consequences.

The motion was seconded by Vice Chair Amelia Aboff, and unanimously approved by the Board, 7-0.

Sincerely,



Michael A. Capuano  
Chair of the Planning Board