



CITY OF SOMERVILLE, MASSACHUSETTS  
CITY COUNCIL

**Docket # 210364**

Public Communication  
Zoning Ordinance

Committee Meeting, September 29, 2020  
Item ID 23230

**SUMMARY: 15 registered voters requesting the adoption of an amendment to the Zoning map to re-zone six parcels along Medford Street between School Street and Marshall Street.**

**COMPLETE TEXT:**

See attached.

**RESULT: APPROVED AS AMENDED. [UNANIMOUS]**

**AYES:** Ewen-Campen, Davis, White Jr., McLaughlin, Niedergang

**AMENDED:** - 360 Medford Street is NOT re-zoned.  
- The Homans Building site is re-zoned as Civic.

**FOLLOWUP:** City Council

APPROVED AS AMENDED BY THE LAND USE COMMITTEE AT A COMMITTEE MEETING ON THE 29th DAY OF SEPTEMBER, 2020.

ATTEST:

John J. Long, City Clerk



# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2020 JUN 24 P 3: 21

CITY CLERK'S OFFICE  
SOMERVILLE, MA

## ZONING MAP AMENDMENT • APPLICATION FORM

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten (10) registered voters of the City of Somerville may petition the Somerville City Council to change the maps of the Somerville Zoning Atlas in response to changes in City policy or real-world conditions. To submit a map amendment petition to the City Council, the following must be provided:

1. A completed Zoning Map Amendment Application Form.
2. A copy of the appropriate Zoning Atlas map(s) with the proposed change(s) clearly noted.
3. A letter addressed to the City Council including a description of the proposed changes and the purpose for the petition.

Submit all required documents to: City Clerk's Office  
 1<sup>st</sup> Floor, City Hall  
 93 Highland Avenue  
 Somerville, MA 02143

Properties to be changed:

Property Address: <b>360 Medford Street</b>		
Map: 61	Block: G	Lot: 1
Property Address: <b>350 Medford Street</b>		
Map: 61	Block: G	Lot: 2
Property Address: <b>91 Marshall Street</b>		
Map: 60	Block: E	Lot: 9
Property Address: <b>255 Pearl Street</b>		
Map: 60	Block: E	Lot: 10
Property Address: <b>none</b>		
Map: 60	Block: E	Lot: 11
Property Address: <b>345 Medford Street</b>		
Map: 60	Block: E	Lot: 13

2020 JUN 24 P 3: 21

CITY CLERK'S OFFICE  
SOMERVILLE, MA

Dear City Council,

The following signatures represent a group of residents who would like to propose an amendment to the Zoning Map for the above listed properties.

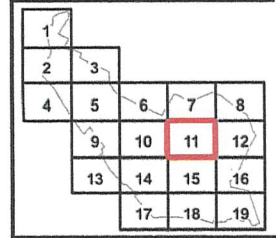
This group originally asked our City Councilors to keep the above mentioned parcels at MR 4 with the expectation that a community benefits clause would be written into the new zoning shortly after passing. This clause was expected to allow these parcels to add additional floors if positive impacts and community benefit was built into the project design through a collaborative community process. Many of these parcels have ongoing projects that have worked incredibly hard with community members and city planning to develop projects that will have significant community benefit, and that the community has formally stood behind in community meetings and at ZBA meetings. Unfortunately, the ZBA is not equipped to provide these variances without the community benefits clause.

Since the community benefits clause has not materialized, and our understanding is that it will not be proposed now or in the near future, it is in our community's best interest to change the zoning map to reflect the massing and height that we originally intended and desire. We please ask you to change these parcels from an MR4 designation to an MR6 designation to better reflect the goals and vision of our community.

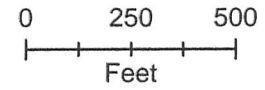
Thank you,  
Residents of Gilman Square



CITY OF SOMERVILLE, MA  
**OFFICIAL PROPOSED ZONING**  
 (UNADOPTED)

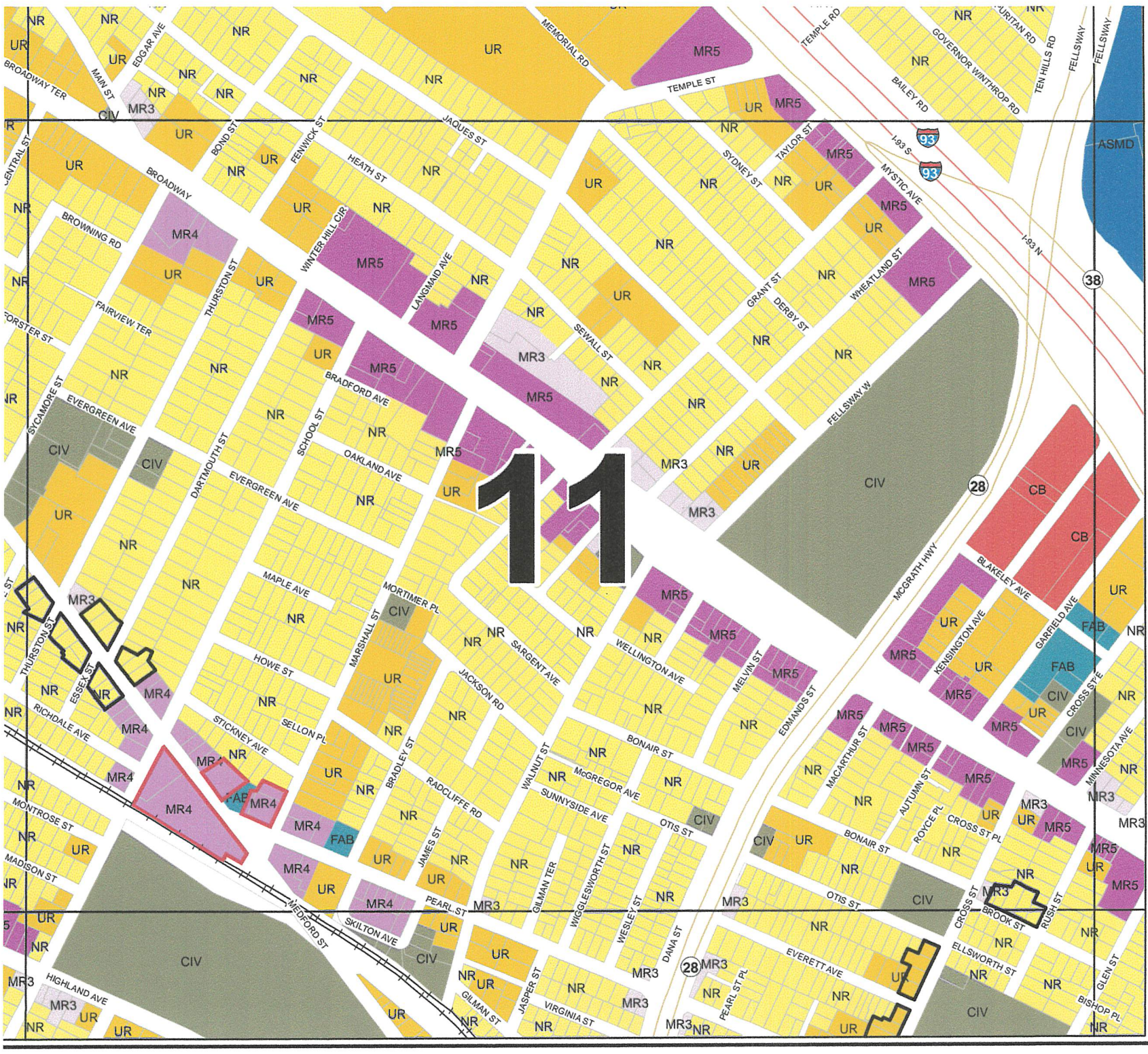


- SB Overlay
- NR
- UR
- MR3
- MR4
- MR5
- CIV
- FAB
- CB
- ASMD



Date: December 12, 2019

CITY CLERK'S OFFICE  
 SOMERVILLE, MA



2020 JUN 24 P. 3: 22  
 CITY CLERK'S OFFICE  
 SOMERVILLE, MA





2020 JUN 24 P 4: 10

CITY OF SOMERVILLE, MASSACHUSETTS  
ELECTION DEPARTMENT

CITY CLERK'S OFFICE  
SOMERVILLE, MA

JOSEPH A. CURTATONE  
MAYOR

June 24, 2020

John J Long  
City Clerk  
Somerville City Hall  
93 Highland Avenue  
Somerville, Ma 02143

Dear Mr. Long:

We hereby certify that the 2 pages of the petition given to us by your office contains the names of Fifteen (15) registered Somerville voters designated as such by a red check mark to the left of the name.

• Check thus ✓ against the name of each qualified voter to be certified. For names not certified use the following code. Draw a line through any blank spaces not containing signatures.

N - no such registered voter at that address, or address is illegible.

S - unable to identify signature as that of voter because of form of signature, or signature is illegible.

T - already signed

BOARD OF ELECTION COMMISSIONERS

*Anthony Alibonchi*

*[Signature]*

*Louise A. McCarthy*  
*Roberto P. Salas*



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 4200 • FAX: (617) 625-5643  
EMAIL: ELECTIONS@somervillema.gov • www.somervillema.gov

For ten (10) registered voters:

CITY CLERK'S OFFICE  
SOMERVILLE, MA

✓ Name: <u>CHRISTINE CARLINO</u>	Signature: <u>Christine Carlino</u>
Address: <u>376 MEDFORD ST</u>	

✓ Name: <u>Ilana Cohn</u>	Signature: <u>I C</u>
Address: <u>183 School St. #2</u>	

✓ Name: <u>JONAH ELGART</u>	Signature: <u>Jonah Elgart</u>
Address: <u>183 School St #2</u>	

✓ Name: <u>Benjamin Elgart</u>	Signature: <u>Ben Elgart</u>
Address: <u>183 School St</u>	

N Name: <u>Kayt Norris</u>	Signature: <u>Kayt Norris</u>
Address: <u>87 Marshall St.</u>	

N Name: <u>Stephanie Richardson</u>	Signature: <u>Stephanie Richardson</u>
Address: <u>87 Marshall St</u>	

✓ Name: <u>Joanne Johnson</u>	Signature: <u>Joanne Johnson</u>
Address: <u>9 Montrose St</u>	

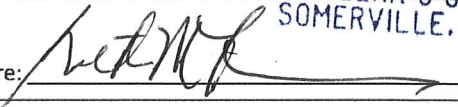
✓ Name: <u>Benjamin Johnson</u>	Signature: <u>Benjamin Johnson</u>
Address: <u>9 Montrose St</u>	

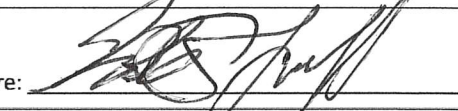
✓ Name: <u>TSERING BAYUL</u>	Signature: <u>Tsering Bayul</u>
Address: <u>7 Montrose St.</u>	


✓ Name: <u>RICHARD COOPER</u> <u>Richard Cooper</u>	Signature: <u>Richard Cooper</u>
Address: <u>11 MAPLE AVE</u>	

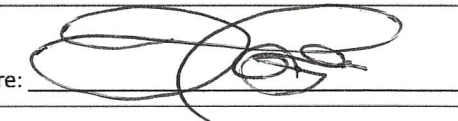
For ten (10) registered voters:

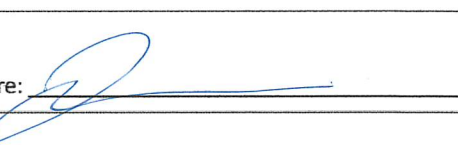
CITY CLERK'S OFFICE  
SOMERVILLE, MA

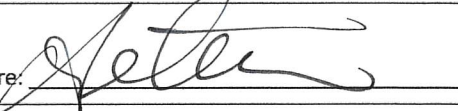
✓ Name: Beth Forrest	Signature: 
Address: 13 Maple Ave	

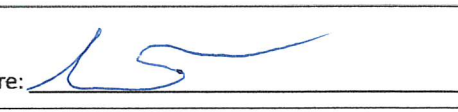
✓ Name: Scott Farrell	Signature: 
Address: 13 Maple Ave	

✓ Name: Anne Lydgate	Signature: 
Address: 13A Maple Ave.	

✓ Name: DANIEL PAGAN	Signature: 
Address: 13A MAPLE AVE	

✓ Name: Benjamin Rosenberg	Signature: 
Address: 11 Montrose St	

✓ Name: Stani Jordanova	Signature: 
Address: 11 Lee St	

✓ Name: Steven Nutter	Signature: 
Address: 24 Maple Ave	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	