



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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EXECUTIVE DIRECTOR

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AMELIA ABOFF, *VICE CHAIR*
SAM DINNING, *CLERK*
JAHAN HABIB
ROB BUCHANAN, *ALTERNATE*

21 October 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 212048, 212301, 212305, 212306, 212307, 212308, 212309, and 212337).

On 28 September 2021, 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 21 October 2021, the Board convened at their regularly scheduled meeting to deliberate on the agenda items.

PLANNING BOARD RECOMMENDATION

On item 212048 (Dean Matarazzo proposing a zoning amendment to rezone his property at 13 Garfield Ave from Fabrication to Urban 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 Erin Geno, and approved by the Board 3-2, with Vice Chair Aboff and Mr Habib voting against.

On item 212301 (AP Davis Square Plaza, LP requesting the adoption of an amendment to the Zoning Ordinance Map to re-zone four parcels in Davis Square Plaza from MR-4 to Civic and CC-4), following due consideration, Chair Michael A. Capuano, Esq. made a motion that the Board make no recommendation, and reiterated their previous recommendation that any amendments or map changes for



this area be tabled until the completion and adoption of the Davis Square Neighborhood Plan. The motion was seconded by Vice Chair Amelia Aboff, and approved unanimously by the Board, 5-0.

On item 212305 (Requesting approval of amendments to the Zoning Ordinance for payments of Certificates of Occupancy), 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 approved unanimously by the Board, 5-0.

On item 212306 (Requesting approval of amendments to the Zoning Ordinance for Commercial Spaces), 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 approved unanimously by the Board, 5-0.

On item 212307 (Requesting approval of amendments to the Zoning Ordinance for Sidewalk & Frontage Clarifications), 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 approved unanimously by the Board, 5-0.

On item 212309 (Requesting approval of amendments to the Zoning Ordinance for MPD + Boynton Sub Area), 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 'M.A. Capuano', written in a cursive style.

Michael A. Capuano
Chair of the Planning Board