



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

GEORGE J PROAKIS, AICP  
EXECUTIVE DIRECTOR

**MEMBERS**

MICHAEL A. CAPUANO, ESQ., *CHAIR*  
AMELIA ABOFF, *VICE CHAIR*  
ERIN GENO, *CLERK*  
JAHAN HABIB  
DEBBIE HOWITT EASTON, *ALTERNATE*

4 August, 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 16 June 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 4 August 2022, the Board convened at their regularly scheduled meeting to discuss the five (5) agenda items:

**PLANNING BOARD RECOMMENDATION**

1. City Councilor-At-Large Wilson Proposing an amendment to the Zoning Ordinances, Section 3.1.6.d, Residence District, to permit the Backyard Cottage accessory building type by right.

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. The motion was seconded by Clerk Geno, and unanimously approved by the Board, **4-0**.

2. Vivaldo Meneses Sr. requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 82-84 Prospect Street from MR5 to UR.

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. The motion was seconded by Clerk Geno, and unanimously approved by the Board, **4-0**.

3. Three owners requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 129R Highland Ave from UR to NR.

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. The motion was seconded by Clerk Geno, and unanimously approved by the Board, **4-0**.

4. Mayor Ballantyne Requesting a text amendment to the Somerville Zoning Ordinance to repeal all references to a Certificate of Zoning Compliance and replace with a requirement for the Building Official to conduct a zoning compliance review and maintain a public record of such reviews for all development.

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. The motion was seconded by Clerk Geno, and unanimously approved by the Board, **4-0**.

5. Thomas J. Cooke requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 14 White Street Place from NR to MR4.

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. The motion was seconded by Clerk Geno, and unanimously approved by the Board, **4-0**.

Sincerely,



Michael A. Capuano  
Chair of the Planning Board