



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

AGENDA

Thursday, 28 September 2021 at 6:30pm

The meeting will be held using GoToWebinar.

TO USE A COMPUTER

Link: <https://attendee.gotowebinar.com/register/6436814165425183503>

Webinar ID: 111-797-979

TO CALL IN

Phone number: (415) 930-5321

Access code: 260-390-955

Pursuant to Chapter 20 of the Acts of 2021, this joint hearing of the Somerville Planning Board and the Somerville City Council's Land Use Committee will be conducted via remote participation. An audio recording of these proceedings will be available upon request to planning@somervillema.gov.

GENERAL BUSINESS

Approval of minutes

- none

Rescheduled or withdrawal of advertised public hearings

- none

PUBLIC HEARINGS

Joint Hearing with the Land Use Committee

The purpose of this hearing is to receive public comments concerning the following:

- Dean Matarazzo proposing a zoning map amendment to change the zoning district of 13 Garfield Ave from Fabrication to Urban Residential.
- AP Davis Square Plaza, LP proposing a zoning map amendment to change the zoning district of 258-282 Elm St., 58 Day St., and 7-13 Herbert St. from MR-4 to Civic and CC-4.
- A group of ten (10) or more voters proposing a zoning map amendment to change the zoning district of 51 McGrath Highway from HR to MR5 and 35 McGrath Highway from MR5 to MR4.
- A proposed text amendment to require that fractional and in-lieu payments be paid prior to the issuance of a Certificate of Occupancy. (Council Item #212305)
- Proposed text and map amendments to expand the functionality of the Small Business overlay district to require multiple ground story commercial spaces when mapped over the Mid-Rise, High-Rise, or Commercial zoning districts. (Council Item #212306)
- Proposed text amendments to reorganize and clarify the provisions regulating sidewalks and frontages. (Council Item #212307)
- Proposed text amendments to regulate rooftop mechanical systems and mechanical penthouses. (Council Item #212308)
- A proposed text amendment to establish alternative compliance provisions for the Master Planned Development (MPD) overlay district, contextual design standards for the Boynton Yards sub area of the

Note: Agenda items may be taken out of order from the order identified on this agenda

MPD overlay, and to change Map 8.3.12 (a) Sub-Area Boundary and Superseding Zoning Districts of the Boynton Yards sub-area. (Council Item #212309)

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For details and to register for this Joint Hearing session, see the City Council Calendar item at http://somerillecityma.iqm2.com/Citizens/Detail_Meeting.aspx?ID=3416

OTHER BUSINESS

- none

Plans and reports are available to at the City of Somerville website via the following link:

<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact Nancy Bacci, at 617-625-6600 x2250 or nbacci@somervillema.gov.