



City of Somerville

# PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## AGENDA

Thursday, 18 November 2021 at 6:00pm

The meeting will be held using GoToWebinar.

### TO USE A COMPUTER

Link: <https://attendee.gotowebinar.com/register/968098416781993232>

Webinar ID: 687-112-763

### TO CALL IN

Phone number: (415) 930-5321

Access code: 302-483-850

Pursuant to Chapter 20 of the Acts of 2021, this meeting of the Somerville Planning Board will be conducted via remote participation. A recording of these proceedings can be accessed at any time using the registration link at the top of this agenda.

## GENERAL BUSINESS

Approval of minutes

- 21 January 2021
- 4 February 2021
- 18 February 2021
- 4 March 2021
- 18 March 2021

Rescheduled or withdrawal of advertised public hearings

- None

## PUBLIC HEARINGS

**73 Summer Street** – P&Z 20-003 (*continued from 4 November 2021*)

First Summer 73 LLC proposes to construct a 3-story LEED Gold apartment building and establish a Household Living principle use in the MR3 zoning district. This proposal requires Site Plan Approval and a Special Permit.

**371 Highland Avenue** – P&Z 21-041 (*continued from 4 November 2021*)

J&C Realty Trust proposes to develop a 4-story LEED Gold general building and establish a Household Living principle use for 23 dwelling units in the Mid-Rise 4 (MR4) zoning district. This proposal requires Site Plan Approval and one (1) Special Permit.

**44 Medford Street** – P&Z 21-079

KapSam LLC seeks to establish a Fitness Services Use on a Pedestrian Street, which requires a Special Permit.

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

**690-694 Broadway – P&Z 21-050**

Advesa MA, Inc proposes to establish a Cannabis Retail Sales use in the Mid Rise 4 district which requires a Special Permit.

**74 Middlesex Ave – P&Z 21-022**

74M Property Owner, LLC proposes to develop a 16-story LEED Platinum lab building in the Assembly Square Mixed Use District (ASMD), which requires Site Plan Approval.

**0 Kensington Ave – P&Z 21-023**

74M Property Owner, LLC proposes to develop a Neighborhood Park in the Assembly Square Mixed Use District (ASMD), which requires Site Plan Approval.

**OTHER BUSINESS**

- Recommendations to the Land Use Committee
  - Item 212540 (10 registered voters requesting the adoption of a Zoning Map amendment to change the zoning district of 3 Prescott Street from UR to NR)
  - Item 212541 (Comar Real Estate Trust proposing a zoning map amendment to re-zone their properties at 299 Broadway and 15 Temple Street from MR5, MR3 and NR Districts to MR6, MR4 and NR Districts)
  - Item 212606 (Requesting approval of amendments to Sections 2.1 and 2.4 of the Zoning Ordinance)

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](mailto:nbacci@somervillema.gov).