



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, October 5, 2023

6:30 PM

Virtual

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:30 pm and adjourned at 6:58 pm with a roll call vote of 4 in favor (Councilor Wilson, Councilor Gomez Mouakad, Councilor Ewen-Campen, and Chair McLaughlin), 1 absent (Councilor Davis), and none opposed.

Councilor Davis was absent because he was attending a Ward 6 community meeting.

Others present: Neha Singh – Mayor’s Office, Dan Bartman – OSPCD, Tom Galligani – OSPCD, Doug Gensler – North River Company, Stephanie Widzowski – Clerk of Committees.

Roll Call

Present: Chairperson Matthew McLaughlin, Ben Ewen-Campen, Beatriz Gomez Mouakad and Jake Wilson

Absent: Vice Chair Lance L. Davis

1. Approval of the Minutes of the Land Use Committee Meeting of September 21, 2023. [23-1417](#)

Accepted

Aye: Chairperson McLaughlin, Ward Three City Councilor Ewen-Campen, Ward Five City Councilor Gomez Mouakad and City Councilor At Large Wilson

Absent: Vice Chair Davis

2. NRL WSC 200 Inner Belt Prop, LLC requesting a Zoning Map Amendment to change the zoning district of 200 Inner Belt Road from Commercial Industry (CI) to High-Rise (HR). [23-0940](#)

Kept in committee

3. That the Director of Planning, Preservation and Zoning draft an amendment to the Zoning Ordinances for transit oriented height and density bonuses for additional affordable housing and other enumerated community benefits. [23-0612](#)

Sponsors: Councilor McLaughlin, Councilor Davis, Councilor Burnley Jr., Councilor Pineda Neufeld, Councilor Strezo, Councilor Wilson, Councilor Ewen-Campen and Councilor Gomez Mouakad

Kept in committee

- 4. That this City Council's Committee on Land Use work with the Director of Planning, Preservation and Zoning to draft an amendment to the Zoning Ordinances to remove the prohibition on more than four unrelated adults living together. [23-0052](#)

Sponsors: Councilor Ewen-Campen, Councilor Pineda Neufeld, Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Gomez Mouakad, Councilor Kelly, Councilor McLaughlin, Councilor Scott, Councilor Strezo and Councilor Wilson

Kept in committee

- 5. That the Director of Planning, Preservation and Zoning update this Council on current draft zoning requirements of the MBTA Communities Act. [22-1593](#)

Sponsors: Councilor Ewen-Campen

Kept in committee

- 6. Conveying the Somerville Linkage Nexus Study Final Report. [23-0356](#)

Recommended to be marked work completed

- 7. That the Director of Planning, Preservation and Zoning update this Council on the status of the property on Palmer Court, purchased by the city for the purpose of creating green space. [23-0459](#)

Sponsors: Councilor McLaughlin

Recommended to be marked work completed

- 8. Union Square One Development, LLC requesting the adoption of a Zoning Text Amendment to Section 8.17. g. iii to permit variations to build out regulations by special permit in the CC5 District, USQ sub-area. [23-0635](#)

Recommended to be placed on file

Aye: Chairperson McLaughlin, Ward Three City Councilor Ewen-Campen, Ward Five City Councilor Gomez Mouakad and City Councilor At Large Wilson

Absent: Vice Chair Davis

Referenced Documents:

- Land Use - 2023-10-05 Public Comments (with 23-0940)
- Land Use - 2023-10-05 Public Comments-2 (with 23-0940)