City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, November 6, 2025 **6:30 PM Council Chamber and Remote Participation**

Joint Meeting with the Somerville Redevelopment Authority

This meeting was held virtually via Zoom and was called to order at 6:36 pm by Chair McLaughlin and adjourned at 8:02 pm with a roll call vote of 4 in favor (Councilors Davis, Wilson, Ewen-Campen and McLaughlin), none opposed, and 1 absent (Councilor Sait).

Others present: Ben Demers - Urban Revitalization Senior Planner, Samantha Carr - Land Use Liaison, Yasmin Raddassi – Legislative Liaison, Delaney Fisher-Cassiol - Clerk of Committees

The committee went into recess at 6:36pm and returned at 6:40pm
The committee went into recess at 7:15pm and returned at 7:16pm

Roll Call

Present: Ward One City Councilor Matthew McLaughlin, Ward Three City Councilor Ben Ewen-Campen, City Councilor At Large Jake Wilson and Ward Six City Councilor Lance L. Davis

Absent: Ward Five City Councilor Naima Sait

1. Approval of the Minutes of the Land Use Committee Meeting of October 2, 2025. **25-1544**

Accepted

Aye: Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen and Ward Six City Councilor Davis

Absent: City Councilor At Large Wilson and Ward Five City Councilor Sait

2. Public Hearings

2.1. Requesting ordainment of an amendment to Sections 10.10.3, 15.1.2, 15.1.6, 15.1.8, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.3.1, 15.3.2, and 15.5.2 of the Zoning Ordinance to make pre-submittal meetings optional for most permits and to improve clarity and consistency. **25-1554**

Kept in committee

2.2. Requesting ordainment of an amendment to Tables 4.1.13, 4.2.13, 4.3.13, 4.4.13, 5.1.14, 7.2.7, 7.4.8, 8.4.16 (c), and 9.1.1 of the Zoning Ordinance to permit Home-Based Child Day Care accessory uses and make corrections. **25-1552**

Kept in committee

2.3. 12 registered voters requesting a Zoning Map Amendment to change the zoning district of 363 Highland Avenue from Mid-Rise 4 (MR4) to Mid-Rise 5 (MR5) and from MR4 to Mid-Rise 6 (MR6), and 110 Willow Avenue MR4 to MR6. **25-1539**

Kept in committee

2.4. Requesting that this City Council schedule a joint public hearing with the Somerville Redevelopment Authority regarding updating the 90 Washington Street Demonstration Project Plan. **25-1239**

Recommended to be marked work completed

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. **25-0085**

Kept in committee

4. Ten individuals, including five residents, submitting comments re: item 24-0059, a Zoning Map Amendment to change the zoning district of 321 Washington Street from Fabrication (FAB) to Commercial Industry (CI). **24-0328**

Recommended to be marked work completed

5. Requesting approval of the amended 90 Washington Street Demonstration Project Plan. **25-1594**

Kept in committee

6. Requesting approval of an amendment to the Memorandum of Agreement between the City Council and Redevelopment Authority regarding the redevelopment of 90 Washington Street. **25-1595**

Kept in committee

7. Requesting approval of the development objectives for the redevelopment of 90 Washington Street. **25-1596**

Kept in committee

8. Executive Director of the Office of Strategic Planning and Community Development conveying a summary of the 90 Washington process review and development objectives. **25-1607**

Kept in committee

Referenced Documents:
- Land Use - 2025-11-06 Pre-Submittal Meetings Presentation (with 25-1554)
- Land Use - 2025-11-06 Home-Based Child Day Care Presentation (with 25-1552)
- Land Use - 2025-11-06 Gilman Square Scenarios 1-4 Maps (with 25-0085)
- Land Use - 2025-11-06 LUC Gilman Square TOD Upzoning Updates (with 25-0085)
- Land Use - 2025-11-06 90 Washington SRA Presentation S (with 25-1594, 25-1595, 25-1596, 25-1607)
- Land Use - 2025-11-06 Memo (with 25-0085)