



# City of Somerville, Massachusetts

## Land Use Committee

### Meeting Minutes Dispositions

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**Thursday, May 1, 2025**

**6:30 PM**

**Virtual**

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This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:30 pm and adjourned at 9:15 pm on a roll call vote of 4 in favor (Councilors Sait, Wilson, Ewen-Campen, and McLaughlin), 0 opposed, and 1 absent (Councilor Davis).

Others present: Dan Bartman - Director of Planning, Brad Rawson - Director of Mobility, Stephen Cary - Senior Planner, Samantha Carr - Land Use Analyst, Madalyn Letellier - Legislative Services Manager.

#### Roll Call

**Present:** Ward One City Councilor Matthew McLaughlin, Ward Three City Councilor Ben Ewen-Campen, City Councilor At Large Jake Wilson and Ward Five City Councilor Naima Sait

**Absent:** Ward Six City Councilor Lance L. Davis

1. Approval of the Minutes of the Land Use Committee Meeting of April 3, 2025. [25-0722](#)

Accepted

**Aye:** Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson and Ward Five City Councilor Sait

**Absent:** Ward Six City Councilor Davis

2. Approval of the Minutes of the Land Use Committee Meeting of April 17, 2025. [25-0826](#)

Accepted

**Aye:** Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson and Ward Five City Councilor Sait

**Absent:** Ward Six City Councilor Davis

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](#)

**Sponsors:** Councilor McLaughlin, Councilor Davis and Councilor Wilson

Kept in committee

4. Requesting ordainment of an amendment to Articles 2, 4-6, 8, and 9 of the Zoning Ordinance to revise the regulations for laboratory uses and buildings. [24-1460](#)

Kept in committee

5. Requesting ordainment of an amendment to Articles 6, 9, and 10 of the Zoning Ordinance to establish a new Research & Development zoning district. [25-0128](#)

Kept in committee

6. Requesting ordainment of an amendment to Articles 2, 3-6, and 9 of the Zoning Ordinance to revise the regulations for arts and creative enterprise, office, and residential uses. [25-0129](#)

Kept in committee

7. Requesting ordainment of an amendment to Articles 8 and 12 of the Zoning Ordinance to establish a new Arts & Innovation sub-area of the Master Planned Development Overlay District. [25-0131](#)

Kept in committee

8. Horace-Ward LLC, Bealm Realty, LLC, Delhi Properties, LLC, and Delhi Properties II, LLC requesting a Zoning Map Amendment to change the zoning district of 11 Horace Street, 5-7, 9, 13, and 15 Ward Street, and 15 and 21 South Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6). [24-1584](#)

Recommended to be discharged with no recommendation

**Aye:** Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson and Ward Five City Councilor Sait

**Absent:** Ward Six City Councilor Davis

9. John Fragione and Agostino Feola, Trustees of Frala Realty Trust, requesting a Zoning Map Amendment to change the zoning district of 295-297 Medford Street and 93 Walnut Street from Mid-Rise 3 (MR3) to Mid-Rise 4 (MR4). [25-0269](#)

Recommended to be approved

**Aye:** Ward One City Councilor McLaughlin, City Councilor At Large Wilson and Ward Five City Councilor Sait

**Absent:** Ward Six City Councilor Davis

**Recused:** Ward Three City Councilor Ewen-Campen

## Referenced Documents:

- Land Use - 2025-05-01 TOD Upzoning (with 25-0085)
- Land Use - 2025-05-01 PermittedSomerVisionDwellingUnits\_2019-2024 (with 25-0085)
- Land Use - 2025-5-01 Laboratory Uses and Building Types 20241007\_Corrected\_20250428 (with 24-1460)
- Land Use - 2025-05-01 6.5 RESEARCH & DEVELOPMENT (R&D)\_Updated 20250420 (with 25-0128)
- Land Use - 2025-05-01 ACE and Office Use Changes 20250117\_Correction\_20250428 (with 25-0129)
- Land Use - 2025-05-01 AI Subarea & Alternative Compliance 20250120 Updated 20250430 (with 25-0131)