



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, December 7, 2023

6:30 PM

Virtual

Joint Meeting with the Planning Board

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:31 pm and adjourned at 7:23 pm with a roll call vote of 5 in favor (Councilor Wilson, Councilor Gomez Mouakad, Councilor Ewen-Campen, Councilor Davis and Chair McLaughlin), none absent, and none opposed.

A recess was taken from 6:32 to 6:34 to allow the Planning Board to convene, and another one from 6:52 to 6:53 to allow the Planning Board to adjourn. Both recesses ended with roll calls with all members present.

Others present: Neha Singh – Mayor’s Office, Jahan Habib – Planning Board, Michael Capuano - Planning Board, Amelia Aboff - Planning Board, Deborah Howett-Easton - Planning Board, Luc Schuster - Planning Board, Sarah Lewis – PPZ, Tom Galligani – OSPCD, Nina Gonzalez, Fern Supawanich – Commonwealth Clayworks, Stephanie Widzowski – Clerk of Committees.

Roll Call

Present: Chairperson Matthew McLaughlin, Vice Chair Lance L. Davis, Ben Ewen-Campen, Beatriz Gomez Mouakad and Jake Wilson

1. Approval of the Minutes of the Land Use Committee Meeting of November 16, 2023. [23-1710](#)

Accepted

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

2. Public Hearings

- 2.1. Amending Section 7.2.7 of the Zoning Ordinances to add Shared Workspace & Arts Education to Table 7.2.7 Permitted Uses. [23-1625](#)

Sponsors: Councilor Pineda Neufeld

Kept in committee

- 2.2. Charles Zammuto requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 563-565 Broadway from [23-1617](#)

Urban Residence (UR) to Mid-Rise 4 (MR4).

Kept in committee

3. Item to be Withdrawn

3.1. John Fragione and Agostino Feola, Trustees of Frala Realty Trust, requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 295-297 Medford Street and 93 Walnut Street from Mid-Rise 3 (MR3) to Mid-Rise 5 (MR5).

[23-1305](#)

Recommended to be withdrawn

4. Other Items

4.1. Mai Lau, 635 Somerville Avenue LLC, requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 627 Somerville Avenue from Neighborhood Residence (NR) to Mid-Rise 3 (MR3).

[23-1306](#)

Kept in committee

4.2. Amending the Zoning Ordinances Section 10.3, Development Standards, and Table 10.4.1. to include vegetated roofs.

[23-0791](#)

Sponsors: Councilor Ewen-Campen and Councilor Wilson

Recommended to be approved as amended

Referenced Documents:

- Land Use - 2023-12-07 Public Comments (with 23-1625)
- Land Use - 2023-12-07 Vegetated Roofs Changes (with 23-0791)
- Land Use - 2023-12-07 Amend Zoning Vegetated Roofs Red Lined (with 23-0791)