



# City of Somerville, Massachusetts

## Land Use Committee

### Meeting Minutes Dispositions

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Thursday, April 16, 2026

6:00 PM

City Council Chamber and Remote  
Participation

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#### Joint Meeting with the Planning Board

This meeting was held via Zoom and was called to order by Chair Ewen-Campen at 6:01 pm and adjourned at 8:59 pm on a roll call vote of 5 in favor (Councilors Davis, Clingan, Sait, McLaughlin, Ewen-Campen), 0 absent.

Others present: Jahan Habib – Member of the Planning Board, Lynn Richards - Member of the Planning Board, Michael McNeley - Member of the Planning Board, Coralie Cooper - Member of the Planning Board, Amelia Aboff - Member of the Planning Board, Madalyn Letellier – Assistant City Clerk, Legislative Services.

#### Roll Call

**Present:** Ward Six City Councilor Lance L. Davis, Ward Four City Councilor Jesse Clingan, Ward Five City Councilor Naima Sait, Ward Two City Councilor Matthew McLaughlin and Ward Three City Councilor Ben Ewen-Campen

1. Approval of the Minutes of the Land Use Committee Meeting of December 4, 2025. [25-1859](#)

Accepted

2. Public Hearings

- 2.1. 26 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinance sections 3.1.8c, 3.1.9c, 3.1.10c, 3.1.13k, 3.1.13l, 3.2.12l and 3.2.12m. [26-0287](#)

Kept in committee

- 2.2. Union 2 Associates, LLC requesting a Zoning Map Amendment to change the zoning district of 2 and 9 Union Square, 286, 290, and 298 Somerville Avenue from Commercial Core 5 (CC5) to Mid-Rise 6 (MR6). [26-0257](#)

Kept in committee

- 2.3. 29 registered voters requesting a Zoning Text Amendment to amend Zoning Ordinance Section 3.1.12 Backyard Cottage. [26-0330](#)

Kept in committee

- 2.4.** 14 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinance Section 3.1.12 Backyard Cottage. [26-0329](#)

Kept in committee

- 2.5.** 14 registered voters requesting a Zoning Text Amendment to amend Zoning Ordinance Section 12.2.2 regarding affordable dwelling units. [26-0328](#)

Kept in committee

- 2.6.** 29 registered voters requesting a Zoning Text Amendment to amend Zoning Ordinance Section 15.7.2.d Zoning Board of Appeals Board Rules. [26-0327](#)

Kept in committee

For Deliberation

- 3.** Requesting ordainment of an amendment to Section 8.1 of the Zoning Ordinance to provide for larger buildings, additional dimensional flexibility, and fewer use restrictions for affordable housing projects. [26-0204](#)

Kept in committee

Referenced Documents:

- Land Use - 2026-04-16 OneUnionSquare\_Public Hearing\_V3-1 (with 26-0257)
- Land Use - 2026-04-15 (2026) Dormer & 3-Story Zoning Amendment Presentation (with 26-0287)
- Land Use - 2026-04-16 Public Comments (with 26-0204).pdf
- Land Use - 2026-04-16 Public Comments (with 26-0257).pdf
- Land Use - 2026-04-16 Public Comments (with 26-0330, 26-0329, 26-0328, and 26-0327).pdf
- Land Use 2026-04-16 Photos (with 26-0330, 26-0329, 26-0328, and 26-0327).pdf
- Land Use 2026-04-16 Presentation (with 26-0330, 26-0329, 26-0328, 26-0327).pdf