



City of Somerville, Massachusetts

Land Use Committee

Regular Meeting Agenda

Thursday, May 4, 2023

6:30 PM

Virtual

<https://attendee.gotowebinar.com/register/6961579192816766039>

(Posted online:5/1/23 at 7:30 AM)

Pursuant to Chapter 2 of the Acts of 2023, this meeting of a City Council Committee will be conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the City of Somerville website and local cable access government channels.

Copy & paste the following link into your internet browser to view this meeting live:
<https://attendee.gotowebinar.com/register/6961579192816766039>

Roll Call

1. Committee Minutes (ID # 23-0520) **Approval Review:** Approval of the Minutes of the Land Use Committee Meeting of March 30, 2023.
2. Order (ID # [22-0669](#)) **Sent for Discussion:** By Councilor Gomez Mouakad
That the Superintendent of Inspectional Services review the durability and structural stability of materials used to comply with Section 10.8 of the Zoning Ordinances and explore rewriting that section to provide more specific requirements.
3. Order (ID # [22-0050](#)) **Sent for Discussion:** By Councilor Clingan and Councilor Ewen-Campen
That the Administration present specific plans to this Council to advance the long-awaited affordable housing components of the Union Square redevelopment on the "D2.4" and "D4.3" parcels.
4. Order (ID # [22-0567](#)) **Sent for Discussion:** By Councilor Ewen-Campen, Councilor Kelly, Councilor Wilson and Councilor Scott
That the Director of Planning & Zoning update this Council on a proposed zoning amendment to "separate and define arts and creative workspace as an Arts and Creative Enterprise (ACE) use subcategory" as recommended in the Somerville Arts Space Risk Assessment.

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5. Order
(ID # [22-1593](#))
Sent for Discussion: By Councilor Ewen-Campen
That the Director of Planning, Preservation and Zoning update this Council on current draft zoning requirements of the MBTA Communities Act.
 6. Order
(ID # [23-0052](#))
Sent for Discussion: By 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
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.
 7. Mayor's
Communication
(ID # [23-0356](#))
Sent for Discussion: Conveying the Somerville Linkage Nexus Study Final Report.
 8. Order
(ID # [23-0458](#))
Sent for Discussion: By Councilor Ewen-Campen, Councilor McLaughlin, Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Gomez Mouakad, Councilor Kelly, Councilor Pineda Neufeld, Councilor Strezo and Councilor Wilson
That the Director of Economic Development update this Council on the implementation of the Union Square Covenant, which includes local and veterans preference in hiring.
 9. Order
(ID # [23-0459](#))
Sent for Discussion: By Councilor McLaughlin
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.
 10. Order
(ID # [23-0503](#))
Sent for Discussion: By Councilor Scott
That the Director of Planning, Preservation and Zoning and the City Solicitor assist the City Council to draft language requiring that departmental review conditioned by the Planning Board contains a requirement for public outreach when concerning modifications by private developers within the public realm.
 11. Order
(ID # [23-0505](#))
Sent for Discussion: By Councilor Scott, Councilor Wilson, Councilor Davis and Councilor Strezo
That the Director of Planning, Preservation and Zoning assist the City Council in modifying the density incentives for NetZero/Passive House development in light of the recently adopted Specialized Stretch Code.

12. Order
(ID # [23-0612](#))

Sent for Discussion: By Councilor McLaughlin, Councilor Davis, Councilor Burnley Jr., Councilor Pineda Neufeld, Councilor Strezo, Councilor Wilson, Councilor Ewen-Campen and Councilor Gomez Mouakad
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.