



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, November 21, 2024

6:30 PM

Virtual

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:30pm and adjourned at 7:57pm with a roll call vote of 5 in favor (Councilors Wilson, Pineda Neufeld, Ewen-Campen, Davis, McLaughlin), none opposed, and none absent.

Others present: Dan Bartman – Deputy Director of Planning, Preservation, and Zoning, Brad Rawson – Director of Mobility Division at OSPCD, Justin Schreiber – Senior Transportation Planner and Project Manager, Sarah White – Preservation Planner, Natasha Frazier – Assistant Clerk of Committees.

Roll Call

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

1. Approval of the Minutes of the Land Use Committee Meeting of October 17, 2024. [24-1538](#)

Accepted

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Three City Councilor Ewen-Campen, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson

2. Walter Tauro requesting a Zoning Map Amendment to change the zoning district of 282 McGrath Highway from Neighborhood Residence (NR) to Small Business (SB) Overlay District. [24-1080](#)

Recommended to be approved

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Three City Councilor Ewen-Campen, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson

3. Requesting ordainment of an amendment to Sections 2.2.1, 3.1.16, 3.2.15, 4.1.13, 4.2.13, 4.3.13, 4.4.14, 5.1.15, 6.1.11, 6.2.13, 6.3.11, 6.4.14, 9.2.6.h, 9.2.14.b.v, and Table 9.1.1 of the Zoning Ordinance to streamline the regulation of daycare services and permit additional daycare operation in the [24-1196](#)

Residential, Mid-Rise, and Commercial zoning districts.

Recommended to be approved

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Three City Councilor Ewen-Campen, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson

4. Requesting ordainment of an amendment to Articles 2-7, Articles 9-11, [24-1259](#)
Article 13, and Article 15 of the Zoning Ordinance to make corrections,
clarifications, and regulatory framework improvements.

Recommended to be approved

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Three City Councilor Ewen-Campen, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson

5. Requesting ordainment of an amendment to Sections 1.1.4, 2.1.1, 3.1.18, [24-1197](#)
3.2.17, 4.1.15, 4.2.15, 4.3.15, 4.4.16, 5.1.17, 6.1.13, 6.2.15, 6.3.13, 6.4.16,
7.2.9, 7.3.9, 8.2.4.c, 9.2.3, 9.2.6, 11.2.4, 11.2.5, 11.2.6, 11.3, 12.1.7, 15.2.1,
and Table 9.1.1 of the Zoning Ordinance to address various parking
requirements.

Kept in committee

6. NRL WSC 200 Inner Belt Prop, LLC requesting a Zoning Map Amendment [23-0940](#)
to change the zoning district of 200 Inner Belt Road from Commercial
Industry (CI) to High-Rise (HR).

Recommended to be placed on file

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis,
Ward Seven City Councilor Pineda Neufeld and City Councilor At
Large Wilson

Recused: Ward Three City Councilor Ewen-Campen

7. Charles Zammuto requesting the adoption of an amendment to the Zoning [23-1617](#)
Ordinance Map to change the zoning district of 563-565 Broadway from
Urban Residence (UR) to Mid-Rise 4 (MR4).

Recommended to be placed on file

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis,
Ward Three City Councilor Ewen-Campen, Ward Seven City Councilor
Pineda Neufeld and City Councilor At Large Wilson

8. Requesting ordainment of an amendment to Article 2, Article 3, Article 4, [24-0416](#)
Article 5, Article 8, and Article 10 of the Zoning Ordinances to remove
conflicts with the State Building Code.

Recommended to be placed on file

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Three City Councilor Ewen-Campen, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson

9. Requesting ordainment of an amendment to the Somerville Zoning Ordinance to add Section 8.5 Interim Planning Overlay District (IPOD) and the Brickbottom sub-area. [24-0551](#)

Recommended to be placed on file

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson

Recused: Ward Three City Councilor Ewen-Campen

10. 14 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinances to add section 8.4.19, Somernova Innovation Sub-Area. [24-0679](#)

Recommended to be placed on file

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Three City Councilor Ewen-Campen, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson

11. 15 registered voters requesting a Zoning Map Amendment to include 8 Park Street, 10 Park Street, 504 Somerville Avenue, 7-9 Properzi Way, 15-27 Properzi Way, 29 Properzi Way, 26-32 Park Street, 8-14 Tyler Street, 40 Park Street, 15 Dane Street, 7-9 Tyler Street, 30 Dane Street, 24-28 Dane Street, 460 Somerville Avenue, 444 Somerville Avenue, 440 Somerville Avenue, and 502 Somerville Avenue in the Somernova Innovation Sub-Area. [24-0680](#)

Recommended to be placed on file

Aye: Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Three City Councilor Ewen-Campen, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson