



City of Somerville, Massachusetts

City Council Land Use Committee

Meeting Minutes

Thursday, December 4, 2025

6:30 PM

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:33pm and adjourned at 6:44pm on a roll call vote of 4 in favor (Councilors Davis, Sait, Wilson, McLaughlin, 0 opposed, and 1 absent (Ewen-Campen).

Others present: Yasmine Raddassi - Legislative Liaison, Madalyn Letellier - Legislative Services Manager.

Roll Call

Present: Ward One City Councilor Matthew McLaughlin, City Councilor At Large Jake Wilson, Ward Five City Councilor Naima Sait and Ward Six City Councilor Lance L. Davis
Absent: Ward Three City Councilor Ben Ewen-Campen

1. Committee Minutes (ID # [25-1780](#)) Approval of the Minutes of the Land Use Committee Meeting of November 20, 2025.

RESULT: **ACCEPTED**
AYE: Ward One City Councilor McLaughlin, City Councilor At Large Wilson, Ward Five City Councilor Sait and Ward Six City Councilor Davis
ABSENT: Ward Three City Councilor Ewen-Campen

2. Mayor's Request (ID # [25-1554](#)) Requesting ordainment of an amendment to Sections 10.10.3, 15.1.2, 15.1.6, 15.1.8, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.3.1, 15.3.2, and 15.5.2 of the Zoning Ordinance to make pre-submittal meetings optional for most permits and to improve clarity and consistency.

RESULT: **RECOMMENDED TO BE APPROVED**
AYE: Ward One City Councilor McLaughlin, City Councilor At Large Wilson, Ward Five City Councilor Sait and Ward Six City Councilor Davis
ABSENT: Ward Three City Councilor Ewen-Campen

3. Mayor's Request (ID # [25-1552](#)) Requesting ordainment of an amendment to Tables 4.1.13, 4.2.13, 4.3.13, 4.4.13, 5.1.14, 7.2.7, 7.4.8, 8.4.16 (c), and 9.1.1 of the Zoning Ordinance to permit Home-Based Child Day Care accessory uses and make corrections.

RESULT: **RECOMMENDED TO BE APPROVED**

AYE: Ward One City Councilor McLaughlin, City Councilor At Large Wilson, Ward Five City Councilor Sait and Ward Six City Councilor Davis
ABSENT: Ward Three City Councilor Ewen-Campen

- 4. Public Communication (ID # [25-1539](#))

12 registered voters requesting a Zoning Map Amendment to change the zoning district of 363 Highland Avenue from Mid-Rise 4 (MR4) to Mid-Rise 5 (MR5) and from MR4 to Mid-Rise 6 (MR6), and 110 Willow Avenue MR4 to MR6.

Councilor Davis recused himself from this item as an abutter to the property.

RESULT: **RECOMMENDED TO BE APPROVED**
AYE: Ward One City Councilor McLaughlin, City Councilor At Large Wilson and Ward Five City Councilor Sait
ABSENT: Ward Three City Councilor Ewen-Campen
RECUSED: Ward Six City Councilor Davis

- 5. Order (ID # [25-0085](#))

By Councilor McLaughlin, Councilor Davis and Councilor Wilson 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.

RESULT: **KEPT IN COMMITTEE**