



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, February 20, 2025

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 6:33pm and adjourned at 7:43pm on a roll call vote of 5 in favor (Councilors Davis, Sait, Wilson, Clingan, and McLaughlin), 0 opposed, and 0 absent.

Councilor Wilson joined the meeting at 6:39pm.

The committee went into recess at 6:34pm and returned at 6:35 on a roll call vote of 4 in favor (Councilors Davis, Sait, Clingan, and McLaughlin), 0 opposed, and 1 absent (Councilor Wilson).

The committee again went into recess at 7:00pm and returned at 7:01pm on a roll call vote of 5 in favor (Councilors Davis, Sait, Wilson, Clingan, and McLaughlin), 0 opposed, and 0 absent.

Others present: Samantha Carr - City Council Land Use Analyst, Andrew Graminski - Planner, Dan Bartman - Deputy Director of Planning and Zoning, Madalyn Letellier - Legislative Services Manager.

Roll Call

Present: Ward One City Councilor Matthew McLaughlin, Ward Five City Councilor Naima Sait, Ward Six City Councilor Lance L. Davis and Jesse Clingan

Absent: City Councilor At Large Jake Wilson

1. Approval of the Minutes of the Land Use Committee Meeting of November 21, 2024. [24-1680](#)

Accepted

Aye: Ward One City Councilor McLaughlin, Ward Five City Councilor Sait, Ward Six City Councilor Davis and Clingan

Absent: City Councilor At Large Wilson

2. Approval of the Minutes of the Land Use Committee Joint Meeting with the Planning Board of December 5, 2024. [24-1766](#)

Accepted

Aye: Ward One City Councilor McLaughlin, Ward Five City Councilor Sait, Ward Six City Councilor Davis and Clingan

Absent: City Councilor At Large Wilson

3. Public Hearing

- 3.1. Horace-Ward LLC, Bealm Realty, LLC, Delhi Properties, LLC, and Delhi Properties II, LLC requesting a Zoning Map Amendment to change the zoning district of 11 Horace Street, 5-7, 9, 13, and 15 Ward Street, and 15 and 21 South Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6). [24-1584](#)

Kept in committee

Recommendation Needed

4. Requesting ordainment of an amendment to Sections 2.1 and 11.1 of the Zoning Ordinance to improve the regulation of bicycle parking. [24-1448](#)

Recommended to be approved

Aye: Ward One City Councilor McLaughlin, City Councilor At Large Wilson, Ward Five City Councilor Sait, Ward Six City Councilor Davis and Clingan

5. Requesting ordainment of an amendment to Section 3.2.6 Building Types of the Zoning Ordinance to allow the building types permitted in the Neighborhood Residence (NR) zoning district to also be permitted in the Urban Residence (UR) zoning district. [24-1447](#)

Recommended to be approved

Aye: Ward One City Councilor McLaughlin, City Councilor At Large Wilson, Ward Five City Councilor Sait, Ward Six City Councilor Davis and Clingan

Requested to be Withdrawn

6. Requesting ordainment of an amendment to Articles 6, 9, and 10 of the Zoning Ordinance to establish a new Research & Development zoning district. [24-1544](#)

Recommended to be withdrawn

7. Requesting ordainment of an amendment to Articles 2, 3-6, and 9 of the Zoning Ordinance to revise the regulations for arts and creative enterprise, office, and residential uses. [24-1461](#)

Recommended to be withdrawn

For Discussion

8. 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. [25-0085](#)

Sponsors: Councilor McLaughlin, Councilor Davis and Councilor Wilson

Kept in committee

Place on File

9. Planning Board conveying recommendations for items #24-1447 and #24-1448. [25-0120](#)
Recommended to be marked work completed
10. Planning Board conveying recommendations for items #24-0679 and #24-0680. [24-1280](#)
Recommended to be marked work completed
11. Planning Board conveying recommendations for item #24-0416. [24-0854](#)
Recommended to be marked work completed
12. Greentown Labs submitting comments re: items #24-0680 and #24-0679, a Zoning Map and Zoning Text amendment to create the Somernova Innovation Sub-Area. [24-1577](#)
Recommended to be marked work completed
13. 95 individuals, including 61 residents, along with Cambria Hotel, Aeronaut Brewery, and Union Square Main Streets submitting comments re: items #24-0680 and #24-0679, a Zoning Map and Zoning Text amendment to create the Somernova Innovation Sub-Area. [24-1256](#)
Recommended to be marked work completed
14. 3 residents submitting comments re: item 24-0679, a Zoning Text amendment to create the Somernova Innovation Sub-Area. [24-1221](#)
Recommended to be marked work completed
15. 4 individuals submitting comments re: item #24-0551, an amendment to the Zoning Ordinance to add Section 8.5 Interim Planning Overlay District (IPOD) and the Brickbottom sub-area. [24-1091](#)
Recommended to be marked work completed
16. Susan Lee submitting comments re: items #24-0680 and #24-0679, a Zoning Map and Zoning Text amendment to create the Somernova Innovation Sub-Area. [24-0919](#)
Recommended to be marked work completed

17. 13 individuals, including 9 residents, submitting comments re: items #24-0680 and #24-0679, a Zoning Map and Zoning Text amendment to create the Somernova Innovation Sub-Area.

[24-0899](#)

Recommended to be marked work completed

Referenced Documents:

- Land Use 2025-02-20 Zoning Map Amendment (with 24-1584)