

City of Somerville, Massachusetts

Land Use Committee Meeting Minutes Dispositions

Thursday, No	vember 20, 2025	6:30 PM	Virtual	
adjourned at 7:		and was called to order by Chair McLaughlin at 6:31 pm anote of 4 in favor (Councilors Davis, Sait, Ewen-Campen, Mor Wilson).		
-		Land Use Analyst, Dan Bartman - Director of Planning, Pre egislative Liaison, Madalyn Letellier - Legislative Services		
Roll Call				
	Present:	Ward One City Councilor Matthew McLaughlin, Ward T Councilor Ben Ewen-Campen, City Councilor At Large J Wilson, Ward Five City Councilor Naima Sait and Ward Councilor Lance L. Davis	Jake	
1.	Approval of the Minutes of the Land Use Committee Meeting of November 6, 2025.			
	Accepted			
	Aye:	Ward One City Councilor McLaughlin, Ward Three City Ewen-Campen, City Councilor At Large Wilson, Ward F Councilor Sait and Ward Six City Councilor Davis		
2.	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.		<u>25-1554</u>	
	Kept in committee			
3.	4.4.13, 5.1.14, 7.2	nment of an amendment to Tables 4.1.13, 4.2.13, 4.3.13, 2.7, 7.4.8, 8.4.16 (c), and 9.1.1 of the Zoning Ordinance Based Child Day Care accessory uses and make	<u>25-1552</u>	

12 registered voters requesting a Zoning Map Amendment to change the

25-1539

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.

Kept in committee

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

Councilor McLaughlin, Councilor Davis and Councilor Wilson **Sponsors:**

Kept in committee

Requesting approval of the amended 90 Washington Street Demonstration Project Plan.

25-1594

Recommended to be approved

Ward One City Councilor McLaughlin, Ward Three City Councilor Aye:

Ewen-Campen, City Councilor At Large Wilson, Ward Five City

Councilor Sait and Ward Six City Councilor Davis

Requesting approval of an amendment to the Memorandum of Agreement 7. between the City Council and Redevelopment Authority regarding the redevelopment of 90 Washington Street.

25-1595

Recommended to be approved

Aye: Ward One City Councilor McLaughlin, Ward Three City Councilor

Ewen-Campen, City Councilor At Large Wilson, Ward Five City

Councilor Sait and Ward Six City Councilor Davis

8. Requesting approval of the development objectives for the redevelopment of 90 Washington Street.

25-1596

Recommended to be approved

Ward One City Councilor McLaughlin, Ward Three City Councilor Aye:

Ewen-Campen, City Councilor At Large Wilson, Ward Five City

Councilor Sait and Ward Six City Councilor Davis

Executive Director of the Office of Strategic Planning and Community Development conveying a summary of the 90 Washington process review and development objectives.

25-1607

Recommended to be marked work completed

Ward One City Councilor McLaughlin, Ward Three City Councilor Aye:

Ewen-Campen, City Councilor At Large Wilson, Ward Five City

Councilor Sait and Ward Six City Councilor Davis

Reference	d Document	te•
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• Land Use - 2025-11-20 Gilman Square TOD Upzoning Updates (with 25-0085)