



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, November 20, 2025

6:30 PM

Virtual

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:31 pm and adjourned at 7:06 on a roll call vote of 4 in favor (Councilors Davis, Sait, Ewen-Campen, McLaughlin), 0 opposed, and 1 absent (Councilor Wilson).

Others present: Samantha Carr - Land Use Analyst, Dan Bartman - Director of Planning, Preservation, and Zoning, Yasmine Radassi - Legislative Liaison, Madalyn Letellier - Legislative Services Manager.

Roll Call

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

1. Approval of the Minutes of the Land Use Committee Meeting of November 6, 2025. [25-1710](#)

Accepted

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

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. [25-1554](#)

Kept in committee

3. 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. [25-1552](#)

Kept in committee

4. 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

5. 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

6. Requesting approval of the amended 90 Washington Street Demonstration Project Plan. [25-1594](#)

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

7. Requesting approval of an amendment to the Memorandum of Agreement 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

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

9. 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

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

Referenced Documents:

- Land Use - 2025-11-20 Gilman Square TOD Upzoning Updates (with 25-0085)