



# City of Somerville, Massachusetts

## Land Use Committee

### Regular Meeting Agenda

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Thursday, December 4, 2025

6:30 PM

Virtual

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[https://us02web.zoom.us/webinar/register/WN\\_a8LMiWeYRiqr2oUHkVEkvg](https://us02web.zoom.us/webinar/register/WN_a8LMiWeYRiqr2oUHkVEkvg)

(Posted online: 12/2/25 at 8:45 AM)

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#### Roll Call

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| 1. | Committee Minutes<br>(ID # <a href="#">25-1780</a> ) | <b>Agenda Ready:</b> Approval of the Minutes of the Land Use Committee Meeting of November 20, 2025.   |
| 2. | Mayor's Request<br>(ID # <a href="#">25-1554</a> )   | <b>Referred for Recommendation:</b> 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. |
| 3. | Mayor's Request<br>(ID # <a href="#">25-1552</a> )   | <b>Referred for Recommendation:</b> 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.   |

4. Public Communication (ID # [25-1539](#))  
**Referred for Recommendation:** 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.
  
5. Order (ID # [25-0085](#))  
**Sent for Discussion:** 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.