



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

March 3, 2022
REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Ben Ewen-Campen	Chair	Present	
Lance L. Davis	Vice Chair	Present	
Beatriz GomezMouakad	Ward Five City Councilor	Present	
Matthew McLaughlin	Ward One City Councilor	Present	
Kristen Strezo	City Councilor at Large	Present	

Others present: Dan Bartman - OSPCD, Peter Forcellese - Legislative Clerk.

The meeting took place virtually via GoToWebinar and was called to order at 6:36 PM by Chair Ewen-Campen and adjourned at 6:57 PM on a roll call vote of 5 in favor (Councilors Strezo, McLaughlin, Gomez-Mouakad, Davis and Ewen-Campen), 0 against and 0 absent.

Approval of the February 17, 2022 Minutes

The minutes were accepted on a roll call vote of 5 in favor (Councilors Strezo, McLaughlin, Gomez-Mouakad, Davis and Ewen-Campen), 0 against and 0 absent.

213008: Michael E. Olson requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 125 Lowell Street from NR to UR.

Chair Ewen-Campen told the members that they were forwarded a letter from the project's development team outlining their intentions for this property and noted that there is overwhelming support for the project from the neighborhood. There being no further comments from any member or the administration, Chair Ewen-Campen moved for approval. He pointed out that the Planning Board has yet to submit its recommendation on the item.

RESULT:	APPROVED. [UNANIMOUS]
AYES:	Ewen-Campen, Davis, GomezMouakad, McLaughlin, Strezo

212871: Requesting approval of amendments to Sections 3.1.14.a and 3.2.13.a Contextual Front Setbacks of the Neighborhood Residence and Urban Residence zoning districts of the Somerville Zoning Ordinance.

Councilor Davis commented that the change in draft allows for some "cherry picking" when planning for front setbacks, making it inconsistent with the overall intent of the amendment. Director Bartman discussed the concern with ISD staff and reported that they agree with the concern. Both

departments are drafting new language and graphs that will be responsive to Councilor Davis' concern and provide greater clarity. Those revisions are nearly complete and will be presented at a future meeting.

RESULT:

KEPT IN COMMITTEE

212916: Broadway Somerville Apartments, LLC requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 383 Broadway from UR to MR5.

Chair Ewen-Campen reported that the ward councilor, Councilor Clingan, had spoken in favor of this item and stated that the neighborhood was in favor of the proposed change. Were this property to be redeveloped, the 20% inclusionary requirement would apply to both the new development and the existing apartment building.

Councilor Gomez Mouakad asked if contextual photos of subject properties could be included along with the zoning maps, going forward. Chair Ewen-Campen and Director Bartman will follow up on this request with the City Clerk.

There being no further comments from any member or the administration, Chair Ewen-Campen moved for approval. He pointed out that the Planning Board has yet to submit its recommendation on the item.

RESULT:

APPROVED. [UNANIMOUS]

AYES:

Ewen-Campen, Davis, GomezMouakad, McLaughlin, Strezo

212981: That the City Solicitor update this Council on the previous request to seize by eminent domain, Patsy's Pastries at 182 Broadway and the East End Grill at 118 Broadway.

Councilor McLaughlin asked that this item be kept in committee for a future meeting.

RESULT:

KEPT IN COMMITTEE

Reference Material:

- Letter re 125 Lowell St (with 213008)