



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, November 16, 2023

6:30 PM

Virtual

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:30 p.m. and adjourned at 8:17 p.m. on a Roll Call Vote: 5 in favor (Councilors Ewen-Campen, Gomez Mouakad, Wilson, Davis, McLaughlin), 0 opposed, 0 absent.

Others present:

Michael Potere – Assistant Clerk of Committees; Daniel Bartman – Deputy Director of Planning, Preservation, and Zoning; Andrew Graminski – Planner, Planning, Preservation, and Zoning Division.

Roll Call

Present: Chairperson Matthew McLaughlin, Vice Chair Lance L. Davis, Ben Ewen-Campen, Beatriz Gomez Mouakad and Jake Wilson

1. Approval of the Minutes of the Land Use Committee Meeting of October 5, 2023. [23-1515](#)

Accepted

Aye: Chairperson McLaughlin, Vice Chair Davis, Ward Three City Councilor Ewen-Campen, Ward Five City Councilor Gomez Mouakad and City Councilor At Large Wilson

2. Approval of the Minutes of the Land Use Committee Joint Meeting with the Planning Board on October 19, 2023. [23-1577](#)

Accepted

Aye: Chairperson McLaughlin, Vice Chair Davis, Ward Three City Councilor Ewen-Campen, Ward Five City Councilor Gomez Mouakad and City Councilor At Large Wilson

3. Requesting ordainment of an amendment to the Zoning Ordinance to repeal Section 10.9 Steep Slopes. [23-1205](#)

Recommended to be approved

Aye: Chairperson McLaughlin, Vice Chair Davis, Ward Three City Councilor Ewen-Campen, Ward Five City Councilor Gomez Mouakad and City Councilor At Large Wilson

4. Requesting ordainment of an amendment to the Somerville Zoning [23-1489](#)

Ordinances to replace the text of Section 9.1.11 Residential Use Categories and revise Table 9.1.1 Permitted Uses and the corresponding permitted use table of each zoning district, in accordance with changes to Table 9.1.1, to replace the two residential use categories.

Recommended to be approved

Aye: Chairperson McLaughlin, Vice Chair Davis, Ward Three City Councilor Ewen-Campen, Ward Five City Councilor Gomez Mouakad and City Councilor At Large Wilson

5. Requesting ordainment of an amendment to the Somerville Zoning Ordinances, Sections 3.1 Neighborhood Residence and 3.2 Urban Residence, to permit the house and triple decker building types without any conditions, and to repeal the lot depth, dwelling units per lot, and development benefits requirements. [23-1198](#)

Recommended to be approved

Aye: Chairperson McLaughlin, Vice Chair Davis, Ward Three City Councilor Ewen-Campen, Ward Five City Councilor Gomez Mouakad and City Councilor At Large Wilson

6. Amending the Zoning Ordinances Section 10.3, Development Standards, and Table 10.4.1. to include vegetated roofs. [23-0791](#)

Sponsors: Councilor Ewen-Campen and Councilor Wilson

Kept in committee

7. Four residents submitting comments re: item #23-0791, amending the Zoning Ordinances to include vegetated roofs. [23-1381](#)

Recommended to be marked work completed

Referenced Documents:

- Land Use - 2023-11-16 Vegetated roofs amendment 10.31.23-2 (with 23-0791)