



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

February 17, 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 and Attorney Adam Dash for the applicant, Planning Board members: Michael Capuano, Amelia Aboff, Jahan Habib, Debbie Howitt Easton, Andrew Graminski and Rob Buchanan.

The meeting was held virtually and was called to order at 6:30 p.m. by Chairperson Ewen-Campen and adjourned at 7:05 p.m.

Approval of the February 1, 2022 Minutes

RESULT:	ACCEPTED
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Public Hearing

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.

This property is in Ward 3 between Belmont and Lowell Streets and has been vacant for quite some time.

Mr. Adam Dash, attorney for the applicant Michael E Olson who owns property shared his screen for this item. He shared a picture of the building which is a 7-story vacant building. This was a Somerville nursing home. The applicant has been working with the city for a use variance. The Building abuts Bailey park. The conversion of this property would be to a much-needed urban residence.

There was no public comment.

Closed public hearing on this item.

Chairman Capuano stated the Planning Board will keep written comments open until 12 noon on Friday, February 25th.

The Land Use committee will accept written comments until 12 noon Friday, February 25th.

RESULT:	KEPT IN COMMITTEE
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Public Hearing

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.

The applicant was not present at tonight's meeting.

The public hearing was open. Jesse Clingan, the ward council was present, but could not comment since the Land Use committee had all five members, and would violate the Open Meeting Law.

The public hearing was closed.

Chairman Capuano stated the Planning Board will keep written comments open until 12 noon on Friday, February 25th.

The Land Use committee will accept written comments until 12 noon Friday, February 25th.

RESULT:	KEPT IN COMMITTEE
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Public Hearing

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.

Dan Bartman spoke to the rewrite of the Contextual Front Setbacks zoning ordinance. This crossed zoning districts, rounding corners on blocks and would not work for any single lot at the end of the road. It only calls reference to the same zoning district facing the same streets. The rewrite was written with ISD's interpretation in mind.

The public hearing was opened.

There were no public comments tonight and the public hearing was closed.

Chairman Capuano stated the Planning Board will keep written comments open until 12 noon on Friday, February 25th.

The Land Use committee will accept written comments until 12 noon Friday, February 25th.

RESULT:	KEPT IN COMMITTEE
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Expected to be postponed

213007: Vivaldo Meneses Sr. requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 86 Prospect Street from UR to MR5.

This item was not heard tonight. The ward council requested the public hearing happen after the neighborhood meeting on March 2.

RESULT:

KEPT IN COMMITTEE