



# City of Somerville, Massachusetts

## Land Use Committee

### Regular Meeting Agenda

---

Thursday, May 15, 2025

6:30 PM

Virtual

---

#### Joint meeting with the Planning Board

[https://us02web.zoom.us/webinar/register/WN\\_asZV7-kwSsGCru3TkLQBig](https://us02web.zoom.us/webinar/register/WN_asZV7-kwSsGCru3TkLQBig)

(Posted online: 4/23/25 at 10:30 AM) Original

(Posted online: 4/25/25 at 10:40 AM) Revised

(Posted online: 5/13/25 at 10:10 AM) Revised

Pursuant to Chapter 2 of the Acts of 2025, this meeting of a City Council Committee will be conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the City of Somerville website and local cable access government channels.

Copy & paste the following link into your internet browser to view this meeting live:

[https://us02web.zoom.us/webinar/register/WN\\_asZV7-kwSsGCru3TkLQBig](https://us02web.zoom.us/webinar/register/WN_asZV7-kwSsGCru3TkLQBig)

Individuals with disabilities who need auxiliary aids and services for effective communication (i.e. CART, ASL), written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact Adrienne Pomeroy in advance, at 617-625-6600 x2059 or [ada@somervillema.gov](mailto:ada@somervillema.gov).

#### Roll Call

##### 1. Public Hearing

1.1. Mayor's Request  
(ID # [25-0737](#))

**Referred for Recommendation:** Requesting ordainment of an amendment to Article 2 and Article 10 of the Zoning Ordinance to revise definitions and the green score calculation of columnar trees.

- 
2. 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.
  3. Order  
(ID # [25-0246](#))  
**Sent for Discussion:** By Councilor Wilson and Councilor Mbah  
That the Director of Inspectional Services and the Director of Planning, Preservation and Zoning discuss with this Council, Type IV heavy timber construction now permitted in the 10th edition of Massachusetts State Building Code 780 and potential impacts on inspections, development, and the Zoning Ordinance.
  4. Mayor's Request  
(ID # [24-1460](#))  
**Referred for Recommendation:** Requesting ordainment of an amendment to Articles 2, 4-6, 8, and 9 of the Zoning Ordinance to revise the regulations for laboratory uses and buildings.
  5. Mayor's Request  
(ID # [25-0128](#))  
**Referred for Recommendation:** Requesting ordainment of an amendment to Articles 6, 9, and 10 of the Zoning Ordinance to establish a new Research & Development zoning district.
  6. Mayor's Request  
(ID # [25-0129](#))  
**Referred for Recommendation:** Requesting ordainment of an amendment to Articles 2, 3-6, and 9 of the Zoning Ordinance to revise the regulations for arts and creative enterprise, office, and residential uses.
  7. Mayor's Request  
(ID # [25-0131](#))  
**Referred for Recommendation:** Requesting ordainment of an amendment to Articles 8 and 12 of the Zoning Ordinance to establish a new Arts & Innovation sub-area of the Master Planned Development Overlay District.
  8. Public  
Communication  
(ID # [24-1584](#))  
**Referred for Recommendation:** Horace-Ward LLC, Bealm Realty, LLC, Delhi Properties, LLC, and Delhi Properties II, LLC requesting a Zoning Map Amendment to change the zoning district of 11 Horace Street, 5-7, 9, 13, and 15 Ward Street, and 15 and 21 South Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6).
  9. Mayor's Request  
(ID # [25-0907](#))  
**Referred for Recommendation:** Requesting ordainment of an amendment to Article 8 of the Zoning Ordinance to update Flood Insurance Rate Map (FIRM) references.

- 10. Mayor's Request (ID # [25-0590](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Article 2 of the Zoning Ordinance to allow the Building Official to waive certain dimensional standards for means of egress.
  
- 11. Mayor's Request (ID # [25-0457](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Articles 2-5 and 10 of the Zoning Ordinance to remove conflicts with the State Building Code.
  
- 12. Public Communication (ID # [25-0200](#)) **Referred for Recommendation:** 15 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinance sections 3.1.8c, 3.1.9c, 3.1.10c, 3.1.13k, 3.1.13l, 3.2.12l. and 3.2.12m.