



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, March 30, 2023

6:30 PM

Virtual

This meeting was held via GoToWebinar and was called to order by Chair McLaughlin at 6:30 p.m. and adjourned at 7:15 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 & Zoning.

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 February 16, 2023. [23-0264](#)

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

The next item, #22-1769, has been withdrawn by the applicant.

2. David Einis requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 14 White Street Place from Neighborhood Residence (NR) to Mid-Rise 4 (MR4). [22-1769](#)

This item was withdrawn by the applicant.

Recommended to be withdrawn

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. Conveying the Somerville Linkage Nexus Study Final Report. [23-0356](#)

Kept in committee

4. Requesting ordainment of an amendment to Section 12.2 of the Zoning [23-0506](#)

Ordinances to reflect the recommendations in the 2022 Somerville Linkage Nexus Study.

Kept in committee

5. That the Superintendent of Inspectional Services review the durability and structural stability of materials used to comply with Section 10.8 of the Zoning Ordinances and explore rewriting that section to provide more specific requirements. [22-0669](#)

Sponsors: Councilor Gomez Mouakad

Kept in committee

6. That the Directors of Infrastructure and Asset Management, Engineering, Public Works, and the Office of Strategic Planning and Community Development, along with any other appropriate departments, work to develop a binding, equitable, citywide Electrical Infrastructure Master Plan to guide the location and design of electrical substations and other infrastructure. [22-0822](#)

Sponsors: Councilor Ewen-Campen, Councilor Kelly, Councilor Burnley Jr., Councilor Gomez Mouakad, Councilor Clingan and Councilor Wilson

Recommended to be marked work completed

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

7. That the Administration present specific plans to this Council to advance the long-awaited affordable housing components of the Union Square redevelopment on the "D2.4" and "D4.3" parcels. [22-0050](#)

Sponsors: Councilor Clingan and Councilor Ewen-Campen

Kept in committee

8. That the Director of Planning & Zoning update this Council on a proposed zoning amendment to "separate and define arts and creative workspace as an Arts and Creative Enterprise (ACE) use subcategory" as recommended in the Somerville Arts Space Risk Assessment. [22-0567](#)

Sponsors: Councilor Ewen-Campen, Councilor Kelly, Councilor Wilson and Councilor Scott

Kept in committee

9. That the Director of Planning, Preservation and Zoning update this Council on current draft zoning requirements of the MBTA Communities Act. [22-1593](#)

Sponsors: Councilor Ewen-Campen

Kept in committee

10. That this City Council's Committee on Land Use work with the Director of Planning, Preservation and Zoning to draft an amendment to the Zoning Ordinances to remove the prohibition on more than four unrelated adults living together. [23-0052](#)

Sponsors: Councilor Ewen-Campen, Councilor Pineda Neufeld, Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Gomez Mouakad, Councilor Kelly, Councilor McLaughlin, Councilor Scott, Councilor Strezo and Councilor Wilson

Kept in committee

11. That the Director of Planning, Preservation and Zoning provide the Ward 1 City Councilor with all materials pertaining to the proposed Zoning Overhaul, introduced in 2014. [23-0174](#)

Sponsors: Councilor McLaughlin

Recommended to be marked work completed

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

12. That the Director of Economic Development update this Council on the implementation of the Union Square Covenant, which includes local and veterans preference in hiring. [23-0458](#)

Sponsors: Councilor Ewen-Campen, Councilor McLaughlin, Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Gomez Mouakad, Councilor Kelly, Councilor Pineda Neufeld, Councilor Strezo and Councilor Wilson

Kept in committee

13. That the Director of Planning, Preservation and Zoning update this Council on the status of the property on Palmer Court, purchased by the city for the purpose of creating green space. [23-0459](#)

Sponsors: Councilor McLaughlin

Kept in committee

14. That the Director of Planning, Preservation and Zoning and the City Solicitor assist the City Council to draft language requiring that departmental review conditioned by the Planning Board contains a requirement for public outreach when concerning modifications by private developers within the public realm. [23-0503](#)

Sponsors: Councilor Scott

Kept in committee

15. That the Director of Planning, Preservation and Zoning assist the City Council in modifying the density incentives for NetZero/Passive House development in light of the recently adopted Specialized Stretch Code.

[23-0505](#)

Sponsors: Councilor Scott, Councilor Wilson, Councilor Davis and Councilor Strezo

Kept in committee