



City of Somerville, Massachusetts

City Council Land Use Committee

Meeting Minutes

Thursday, November 20, 2025

6:30 PM

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:31 pm and adjourned at 7:06 on a roll call vote of 4 in favor (Councilors Davis, Sait, Ewen-Campen, McLaughlin), 0 opposed, and 1 absent (Councilor Wilson).

Others present: Samantha Carr - Land Use Analyst, Dan Bartman - Director of Planning, Preservation, and Zoning, Yasmine Radassi - Legislative Liaison, Madalyn Letellier - Legislative Services Manager.

Roll Call

Present: Ward One City Councilor Matthew McLaughlin, Ward Three City Councilor Ben Ewen-Campen, City Councilor At Large Jake Wilson, Ward Five City Councilor Naima Sait and Ward Six City Councilor Lance L. Davis

1. Committee Minutes (ID # [25-1710](#)) Approval of the Minutes of the Land Use Committee Meeting of November 6, 2025.

RESULT: **ACCEPTED**
AYE: Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson, Ward Five City Councilor Sait and Ward Six City Councilor Davis

2. Mayor's Request (ID # [25-1554](#)) Requesting ordainment of an amendment to Sections 10.10.3, 15.1.2, 15.1.6, 15.1.8, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.3.1, 15.3.2, and 15.5.2 of the Zoning Ordinance to make pre-submittal meetings optional for most permits and to improve clarity and consistency.

RESULT: **KEPT IN COMMITTEE**

3. Mayor's Request (ID # [25-1552](#)) Requesting ordainment of an amendment to Tables 4.1.13, 4.2.13, 4.3.13, 4.4.13, 5.1.14, 7.2.7, 7.4.8, 8.4.16 (c), and 9.1.1 of the Zoning Ordinance to permit Home-Based Child Day Care accessory uses and make corrections.

RESULT: **KEPT IN COMMITTEE**

4. Public Communication (ID # [25-1539](#)) 12 registered voters requesting a Zoning Map Amendment to change the zoning district of 363 Highland Avenue from Mid-Rise 4 (MR4) to Mid-Rise 5 (MR5) and from MR4 to Mid-Rise 6 (MR6), and 110 Willow Avenue MR4 to MR6.

Councilor Davis recused himself from this item as he is an abutter to the property.

Councilor Ewen-Campen asked if city staff had any feedback or additional context on the proposal. Director Bartman shared the city supports the map change and has met with the applicant about future design goals on the parcel.

Councilor Ewen-Campen continued to inquire if the larger overhaul of Davis Square roles in this map change, Director Bartman stated those conversations have been with the neighborhood council and the developers and city staff has not discussed directly with the members, but neighborhood support has been expressed for this proposal.

RESULT: **KEPT IN COMMITTEE**

5. Order
 (ID # [25-0085](#))

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.

Land Use Analyst Carr presented on a slideshow following feedback from the last meeting where preliminary map changes were outlined, *Land Use - 2025-11-20 Gilman Square TOD Upzoning Updates (with 25-0085)*. Chair McLaughlin spoke to moving forward, any proposal that the Gilman Square Neighborhood Council supports means it is likely to gain larger community support. Councilor Davis and Councilor Ewen-Campen both shared desires for upzoning to be approached holistically throughout the city and look forward to continuing increased density around transit areas.

RESULT: **KEPT IN COMMITTEE**

6. Mayor's Request
 (ID # [25-1594](#))

Requesting approval of the amended 90 Washington Street Demonstration Project Plan.

This item was taken up with items # 25-1595, 25-1596, and 25-1607. Chair McLaughlin stated these items were discussed at length in the public hearing and previous Council meetings. No councilors have substantive questions or concerns.

RESULT: **RECOMMENDED TO BE APPROVED**

AYE: Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson, Ward Five City Councilor Sait and Ward Six City Councilor Davis

-
7. Mayor's Request (ID # [25-1595](#)) Requesting approval of an amendment to the Memorandum of Agreement between the City Council and Redevelopment Authority regarding the redevelopment of 90 Washington Street.
- This item was discussed with ID #25-1594.
- RESULT:** **RECOMMENDED TO BE APPROVED**
- AYE:** Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson, Ward Five City Councilor Sait and Ward Six City Councilor Davis
8. Mayor's Request (ID # [25-1596](#)) Requesting approval of the development objectives for the redevelopment of 90 Washington Street.
- This item was discussed with ID #25-1594.
- RESULT:** **RECOMMENDED TO BE APPROVED**
- AYE:** Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson, Ward Five City Councilor Sait and Ward Six City Councilor Davis
9. Officer's Communication (ID # [25-1607](#)) Executive Director of the Office of Strategic Planning and Community Development conveying a summary of the 90 Washington process review and development objectives.
- This item was discussed with ID #25-1594.
- RESULT:** **RECOMMENDED TO BE MARKED WORK COMPLETED**
- AYE:** Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson, Ward Five City Councilor Sait and Ward Six City Councilor Davis

Referenced Documents:

- Land Use - 2025-11-20 Gilman Square TOD Upzoning Updates (with 25-0085)