



# City of Somerville, Massachusetts

## Land Use Committee

### Meeting Minutes Dispositions

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**Thursday, May 4, 2023**

**6:30 PM**

**Virtual**

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The meeting took place virtually via GoToWebinar and was called to order at 6:30 PM by Chair McLaughlin and adjourned at 7:07 PM on a roll call vote of 4 in favor (Councilors Wilson, Ewen-Campen, Davis and McLaughlin), none against and 1 absent (Councilor Gomez Mouakad).

Others present:

Tom Galligani – OSPCD, Jenn Mancia – OSPCD, Greg Karcewski – US2, Peter Forcellese - Legislative Clerk.

#### **Roll Call**

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

**Absent:** Beatriz Gomez Mouakad

1. Approval of the Minutes of the Land Use Committee Meeting of March 30, 2023. [23-0520](#)

Accepted

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

**Absent:** Ward Five City Councilor Gomez Mouakad

2. 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

3. 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

4. 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
5. 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
6. 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
7. Conveying the Somerville Linkage Nexus Study Final Report. [23-0356](#)
- Kept in committee
8. 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
- Recommended to be marked work completed
9. 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
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10. 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

11. 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

12. 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.

[23-0612](#)

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

Kept in committee

Referenced Documents:

- Land Use - 2023-05-04 Land Use Committee re Workforce to CITY (with 23-0458)