



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, September 4, 2025

6:30 PM

Virtual

https://us02web.zoom.us/webinar/register/WN_Cmc8Uk2FSTsgP7mmQhSPDQ

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:30pm and adjourned at 7:17pm on a roll call vote of 4 in favor (Councilors Clingan, Sait, Wilson, and McLaughlin), 0 opposed, and 1 absent (Councilor Ewen-Campen).

Others present: Samantha Carr - Land Use Analyst, Dan Bartman - Director of Planning, Preservation, and Zoning, Yasmine Raddassi - 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 Jesse Clingan

1. Approval of the Minutes of the Land Use Committee Meeting of June 17, 2025. [25-1150](#)

Accepted

Aye: Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson, Ward Five City Councilor Sait and Clingan

2. Bill Valetta submitting comments re: item #25-0085, an Order regarding zoning for bonuses for additional affordable housing and other enumerated community benefits. [25-0976](#)

Recommended to be marked work completed

3. Sublime Systems submitting comments re: items #24-1460, #25-0128, #25-0129, and #25-0131, amendments to the Zoning Ordinance for laboratory, research and development, and arts uses. [25-0975](#)

Recommended to be marked work completed

4. That the Director of Planning, Preservation and Zoning provide the Committee on Land Use with an opinion as to whether the City Council may dictate standards and materials used for outdoor bike facilities. [25-0338](#)

Sponsors: Councilor McLaughlin

Kept in committee

5. 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. [25-0246](#)

Sponsors: Councilor Wilson and Councilor Mbah

Kept in committee

6. 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. [25-0200](#)

Kept in committee

7. 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. [25-0085](#)

Sponsors: Councilor McLaughlin, Councilor Davis and Councilor Wilson

Kept in committee

Referenced Documents:

- Land Use - 2025-09-04 Presentation TOD Upzoning Gilman Square (with 25-0085)