



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

April 21, 2022
REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Ben Ewen-Campen	Chair	Present	
Lance L. Davis	Vice Chair	Absent	
Beatriz GomezMouakad	Ward Five City Councilor	Absent	
Matthew McLaughlin	Ward One City Councilor	Present	
Kristen Strezo	City Councilor at Large	Present	

Others present: Dan Bartman - Deputy Director OSPCD, Peter Forcellese - Legislative Clerk.

Councilors Gomez Mouakad and Davis were unable to attend this meeting due to prior commitments.

The meeting took place virtually via GoToWebinar and was called to order at 6:38 PM by Chair Ewen-Campen and adjourned at 6:59 PM on a roll call vote of 3 in favor (Councilors Strezo, McLaughlin and Ewen-Campen), none against and 2 absent (Councilors Gomez Mouakad and Davis).

Approval of the April 7, 2022 Minutes

The minutes were accepted on a roll call vote of 3 in favor (Councilors Strezo, McLaughlin and Ewen-Campen), none against and 2 absent (Councilors Gomez Mouakad and Davis).

RESULT:	ACCEPTED
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New business for introduction

213444: That the Director of Mobility consider including Electric Vehicle charging station requirements in Section 11 of the Zoning Ordinances.

Since committee members Gomez Mouakad and Davis were not present for this meeting, Chair Ewen-Campen decided to keep this item in committee.

RESULT:	KEPT IN COMMITTEE
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213445: 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.

Since committee members Gomez Mouakad and Davis were not present for this meeting, Chair Ewen-Campen decided to keep this item in committee.

RESULT:	KEPT IN COMMITTEE
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Existing items for discussion and deliberation

212871: Requesting approval of amendments to Sections 3.1.14.a and 3.2.13.a Contextual Front Setbacks of the Neighborhood Residence and Urban Residence zoning districts of the Somerville Zoning Ordinance.

Deputy Director Bartman explained that the proposed changes originally submitted (in this item) could result in some unintended consequences occurring, and to prevent that from happening, the amendment was rewritten to what is before the committee this evening (2022 04 04 Contextual Front Setbacks (with 212871)). Chair Ewen-Campen summed up the changes by saying that new construction should match the buildings around it.

Chair Ewen-Campen moved **to replace the original amendment with the one presented to the committee tonight, (2022 04 04 Contextual Front Setbacks (with 212871))**. That motion was approved on a roll call vote of 3 in favor (Councilors Strezo, McLaughlin and Ewen-Campen), none against and 2 absent (Councilors Gomez Mouakad and Davis).

Chair Ewen-Campen moved **to approve the item, as amended**. That motion was approved on a roll call vote of 3 in favor (Councilors Strezo, McLaughlin and Ewen-Campen), none against and 2 absent (Councilors Gomez Mouakad and Davis).

RESULT:	APPROVED AS AMENDED. [UNANIMOUS]
AYES:	Ewen-Campen, McLaughlin, Strezo
ABSENT:	Davis, GomezMouakad

213007: Vivaldo Meneses Sr. requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 86 Prospect Street from UR to MR5.

Chair Ewen-Campen summarized the views of parties on both side of this issue. He said he is not inclined to support this item since the neighborhood is against it. Councilor McLaughlin asked Deputy Director Bartman for his opinion on the matter and he replied that the Planning Board recognizes the neighborhood opposition to the amendment, however it appears that the Board is split on which way to vote. Deputy Director Bartman noted that many years were spent on making changes to the city's rezoning the map, adding that this proposal does fit into the overall rezoning of the area. He went on to say that usually in cases of a split decision, the Planning Board relies heavily on the neighborhood input. He expects a decision from the Planning Board next week.

RESULT:	NOT APPROVED. [UNANIMOUS]
AYES:	Ewen-Campen, McLaughlin, Strezo
ABSENT:	Davis, GomezMouakad

212826: 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.

Chair Ewen-Campen decided to keep this item in committee since an update is due shortly.

RESULT:

KEPT IN COMMITTEE

Reference Material:

- 2022 04 04 Contextual Front Setbacks (with 212871)