



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, May 7, 2026

6:30 PM

Virtual

This meeting was held via Zoom and was called to order by Chair Ewen-Campen at 6:01pm and adjourned at 7:57pm on a roll call vote of 4 in favor (Councilors Clingan, Sait, McLaughlin, Ewen-Campen), 0 opposed, and 1 absent(Councilor Davis).

Councilor Clingan joined the meeting at 7:04pm.

Others present: Dan Bartman - Director of Planning, Preservation, and Zoning, Yasmine Raddassi - Legislative Liaison, Madalyn Letellier - Assistant City Clerk, Legislative Services.

Roll Call

Present: Ward Four City Councilor Jesse Clingan, Ward Five City Councilor Naima Sait, Ward Two City Councilor Matthew McLaughlin and Ward Three City Councilor Ben Ewen-Campen

Absent: Ward Six City Councilor Lance L. Davis

1. Approval of the Minutes of the Land Use Committee Meeting of March 19, 2026. [26-0502](#)

Accepted

Aye: Ward Four City Councilor Clingan, Ward Five City Councilor Sait, Ward Two City Councilor McLaughlin and Ward Three City Councilor Ewen-Campen

Absent: Ward Six City Councilor Davis

2. Approval of the Minutes of the Land Use Committee Meeting of April 2, 2026. [26-0639](#)

Accepted

Aye: Ward Four City Councilor Clingan, Ward Five City Councilor Sait, Ward Two City Councilor McLaughlin and Ward Three City Councilor Ewen-Campen

Absent: Ward Six City Councilor Davis

3. Approval of the Minutes of the Land Use Committee Meeting in Joint Session with the Planning Board on April 16, 2026. [26-0723](#)

Accepted

Aye: Ward Four City Councilor Clingan, Ward Five City Councilor Sait, Ward Two City Councilor McLaughlin and Ward Three City Councilor Ewen-Campen

Absent: Ward Six City Councilor Davis

4. Planning Board conveying recommendations for item #26-0204. [26-0649](#)

Recommended to be marked work completed

5. Requesting ordainment of an amendment to Section 8.1 of the Zoning Ordinance to provide for larger buildings, additional dimensional flexibility, and fewer use restrictions for affordable housing projects. [26-0204](#)

Recommended to be approved as amended

Aye: Ward Four City Councilor Clingan, Ward Five City Councilor Sait, Ward Two City Councilor McLaughlin and Ward Three City Councilor Ewen-Campen

Absent: Ward Six City Councilor Davis

6. 26 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. [26-0287](#)

Recommended to be approved as amended

Aye: Ward Four City Councilor Clingan, Ward Five City Councilor Sait, Ward Two City Councilor McLaughlin and Ward Three City Councilor Ewen-Campen

Absent: Ward Six City Councilor Davis

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. [26-0061](#)

Sponsors: Councilor McLaughlin, Councilor Davis, Councilor Sait, Councilor Wheeler, Councilor Hardt, Councilor Link, Councilor Mbah, Councilor Strezo and Councilor Scott

Kept in committee

Referenced Documents:

- Land Use - 2026-04-2 AH Overlay Amendment (with 26-0204)
- Land Use - 2026-05-07 Affordable_Housing_Overlay_Parking_Setback_Amendment (with 26-0204)
- Land Use - 2026-04-15 (2026) Dormer amp 3-Story Zoning Amendment Presentation (with 26-0287)