



# City of Somerville, Massachusetts

## Land Use Committee

### Meeting Minutes Dispositions

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Thursday, March 20, 2025

6:30 PM

City Council Chamber and Remote  
Participation

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#### Joint Meeting with the Planning Board

This meeting was held in person in the Chamber at 93 Highland Avenue and via Zoom and was called to order by Chair McLaughlin at 6:32pm and adjourned at 9:50pm on a roll call vote of 5 in favor (Councilors Davis, Sait, Wilson, Ewen-Campen, and McLaughlin), 0 opposed, and 0 absent.

The committee went into recess at 6:36pm and returned at 6:39pm on a roll call vote of 5 in favor (Councilors Davis, Sait, Wilson, Ewen-Campen, and McLaughlin), 0 opposed, and 0 absent.

Others present: Daniel Bartman - Deputy Director of Planning and Zoning, Stephen Cary - Planner with Planning, Thomas Galligani - Director of the Office of Strategic Planning and Community Development, Amelia Aboff – Vice Chair of Planning Board, Jahan Habib – Clerk of Planning Board, Michael McNeley – Member of Planning Board, Lynn Richards – Member of Planning Board, Luc Shuster - Member of Planning Board, 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. Approval of the Minutes of the Land Use Committee Joint Meeting with the Planning Board of February 20, 2025. [25-0343](#)

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. Public Hearings

- 2.1. John Fragione and Agostino Feola, Trustees of Frala Realty Trust, requesting a Zoning Map Amendment to change the zoning district of 295-297 Medford Street and 93 Walnut Street from Mid-Rise 3 (MR3) to Mid-Rise 4 (MR4). [25-0269](#)

Kept in committee

- 2.2.** Requesting ordainment of an amendment to Articles 8 and 12 of the Zoning Ordinance to establish a new Arts & Innovation sub-area of the Master Planned Development Overlay District. [25-0131](#)  
Kept in committee
- 2.3.** Requesting ordainment of an amendment to Articles 2, 3-6, and 9 of the Zoning Ordinance to revise the regulations for arts and creative enterprise, office, and residential uses. [25-0129](#)  
Kept in committee
- 2.4.** Requesting ordainment of an amendment to Articles 6, 9, and 10 of the Zoning Ordinance to establish a new Research & Development zoning district. [25-0128](#)  
Kept in committee
- 2.5.** Requesting ordainment of an amendment to Articles 2, 4-6, 8, and 9 of the Zoning Ordinance to revise the regulations for laboratory uses and buildings. [24-1460](#)  
Kept in committee

## Referenced Documents:

- Land Use 2025-03-20 Public Comments (with 25-0131)
- Land Use 2025-03-20 Public Comments (with 25-0269)
- Land Use - 2025-03-20 297 Medford Street (with 25-0269)
- Land Use -2025-03-20 Arts & Innovation Sub-Area (With, 25-0131, 25-0128, 24-1460)