



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, May 15, 2025

6:30 PM

Virtual

Joint meeting with the Planning Board

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:30pm and adjourned at 8:05pm on a roll call vote of 5 in favor (Councilors Davis, Sait, Wilson, Ewen-Campen, McLaughlin), 0 opposed, and 0 absent.

This committee went into recess at 6:31pm and returned at 6:32pm on a roll call vote of 5 in favor (Councilors Davis, Sait, Wilson, Ewen-Campen, McLaughlin), 0 opposed, and 0 absent.

This committee went into recess at 6:42pm-6:43pm on a roll call vote of 5 in favor (Councilors Davis, Sait, Wilson, Ewen-Campen, McLaughlin), 0 opposed, and 0 absent.

Others present: Michael Capuano - Member of the Planning Board, Jahan Habib - Member of the Planning Board, Lynn Richards - Member of the Planning Board, Michael McNeley - Member of the Planning Board, Luc Shuster - Member of the Planning Board, Brian Postlewaite - Director of Engineering, Brad Rawson - Director of Mobility - Dan Bartman - Deputy Director of Planning & Zoning, Vanessa Boukili - Urban Forestry & Landscape Planner, 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. Public Hearing

- 1.1.** Requesting ordainment of an amendment to Article 2 and Article 10 of the Zoning Ordinance to revise definitions and the green score calculation of columnar trees.

[25-0737](#)

Kept in committee

- 2.** That the Director of Planning, Preservation and Zoning draft an amendment to the Zoning Ordinances for transit oriented height and density bonuses for

[25-0085](#)

additional affordable housing and other enumerated community benefits.

Sponsors: Councilor McLaughlin, Councilor Davis and Councilor Wilson

Kept in committee

3. 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

4. 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

5. 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

6. 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

7. 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

8. Horace-Ward LLC, Bealm Realty, LLC, Delhi Properties, LLC, and Delhi Properties II, LLC requesting a Zoning Map Amendment to change the zoning district of 11 Horace Street, 5-7, 9, 13, and 15 Ward Street, and 15 and 21 South Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6). [24-1584](#)

Recommended to be approved

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

9. Requesting ordainment of an amendment to Article 8 of the Zoning Ordinance to update Flood Insurance Rate Map (FIRM) references. [25-0907](#)

Kept in committee

- 10.** Requesting ordainment of an amendment to Article 2 of the Zoning Ordinance to allow the Building Official to waive certain dimensional standards for means of egress. [25-0590](#)

Kept in committee

- 11.** Requesting ordainment of an amendment to Articles 2-5 and 10 of the Zoning Ordinance to remove conflicts with the State Building Code. [25-0457](#)

Kept in committee

- 12.** 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

Referenced Documents:

- Land Use - 2025-05-15 TOD Upzoning Updates (with 24-0085)
- Land Use - 2025-05-15 Tree Definitions Presentation (with 25-0737)
- Land Use - 2025-05-15 Traffic Data (with 24-1460, 25-0128, and 25-0129)
- Land Use - 2025-05-15 Somernova Zoning Massing (with 24-1460, 25-0128, 25-0129, 25-0131)