



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Thursday, October 19, 2023

6:30 PM

Virtual

Joint Meeting with the Planning Board

The meeting took place virtually via Zoom and was called to order at 6:30 PM by Chair McLaughlin and adjourned at 9:10 PM on a roll call vote of 4 in favor (Councilors Wilson, Ewen-Campen, Davis and McLaughlin), none against and 1 absent (Councilor Gomez Mouakad, who had a family obligation).

Others present:

Members of the Planning Board (Michael A. Capuano, Amelia Aboff, Jahan Habib, Michael McNeley, Debbie Howitt Easton and Luc Schuster), Dan Bartman – Deputy Director OSPCD, Emily Hutchings – OSPCD, Andrew Graminski – OSPCD, Kevin Roche - Deputy Director of Engineering Services, Peter Forcellese – Legislative Clerk.

The Committee recessed from 6:32 PM to 6:36 PM and from 9:08 PM to 9:09 PM to allow the Planning Board to convene and adjourn their part of the Join Meeting.

Roll Call

Present: Chairperson Matthew McLaughlin, Vice Chair Lance L. Davis, Ben Ewen-Campen and Jake Wilson
Absent: Beatriz Gomez Mouakad

1. Public Hearings

- 1.1. Requesting ordainment of an amendment to the Somerville Zoning Ordinances, Sections 3.1 Neighborhood Residence and 3.2 Urban Residence, to permit the house and triple decker building types without any conditions, and to repeal the lot depth, dwelling units per lot, and development benefits requirements. [23-1198](#)
Kept in committee
- 1.2. Requesting ordainment of an amendment to the Zoning Ordinance to repeal Section 10.9 Steep Slopes. [23-1205](#)
Kept in committee
- 1.3. John Fragione and Agostino Feola, Trustees of Frala Realty Trust, requesting the adoption of an amendment to the Zoning Ordinance Map [23-1305](#)

to change the zoning district of 295-297 Medford Street and 93 Walnut Street from Mid-Rise 3 (MR3) to Mid-Rise 5 (MR5).

Kept in committee

- 1.4.** Mai Lau, 635 Somerville Avenue LLC, requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 627 Somerville Avenue from Neighborhood Residence (NR) to Mid-Rise 3 (MR3).

[23-1306](#)

Kept in committee

- 1.5.** Requesting ordainment of an amendment to the Somerville Zoning Ordinances to replace the text of Section 9.1.11 Residential Use Categories and revise Table 9.1.1 Permitted Uses and the corresponding permitted use table of each zoning district, in accordance with changes to Table 9.1.1, to replace the two residential use categories.

[23-1489](#)

Kept in committee

Referenced Documents:

- Land Use - 2023-10-19 (with 23-1305)
- Land Use - 2023-10-19 (with 23-1306)
- Land Use - 2023-10-19 MBTA Communities (with 23-1198, 23-1205, 23-1489)
- Land Use - 2023-10-19 627 Somerville Ave Presentation (with 23-1306)