



City of Somerville, Massachusetts

Land Use Committee

Regular Meeting Agenda

Thursday, November 20, 2025

6:30 PM

Virtual

https://us02web.zoom.us/webinar/register/WN_2p0xEkDkSvmVjKyUcaywyg

(Posted online: 11/17/25 at 2:30 PM)

Pursuant to Chapter 2 of the Acts of 2025, this meeting of a City Council Committee will be conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the City of Somerville website and local cable access government channels.

Copy & paste the following link into your internet browser to view this meeting live:

https://us02web.zoom.us/webinar/register/WN_2p0xEkDkSvmVjKyUcaywyg

Individuals with disabilities who need auxiliary aids and services for effective communication (i.e. CART, ASL), written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact Adrienne Pomeroy in advance, at 617-625-6600 x2059 or ada@somervillema.gov.

Roll Call

- | | | |
|----|--|--|
| 1. | Committee Minutes
(ID # 25-1710) | Agenda Ready: Approval of the Minutes of the Land Use Committee Meeting of November 6, 2025. |
| 2. | Mayor's Request
(ID # 25-1554) | Referred for Recommendation: Requesting ordainment of an amendment to Sections 10.10.3, 15.1.2, 15.1.6, 15.1.8, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.3.1, 15.3.2, and 15.5.2 of the Zoning Ordinance to make pre-submittal meetings optional for most permits and to improve clarity and consistency. |
| 3. | Mayor's Request
(ID # 25-1552) | Referred for Recommendation: Requesting ordainment of an amendment to Tables 4.1.13, 4.2.13, 4.3.13, 4.4.13, 5.1.14, 7.2.7, 7.4.8, 8.4.16 (c), and 9.1.1 of the Zoning Ordinance to permit Home-Based Child Day Care accessory uses and make corrections. |

4. Public Communication (ID # [25-1539](#)) **Referred for Recommendation:** 12 registered voters requesting a Zoning Map Amendment to change the zoning district of 363 Highland Avenue from Mid-Rise 4 (MR4) to Mid-Rise 5 (MR5) and from MR4 to Mid-Rise 6 (MR6), and 110 Willow Avenue MR4 to MR6.
5. Order (ID # [25-0085](#)) **Sent for Discussion:** By Councilor McLaughlin, Councilor Davis and Councilor Wilson 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.
6. Mayor's Request (ID # [25-1594](#)) **Referred for Recommendation:** Requesting approval of the amended 90 Washington Street Demonstration Project Plan.
7. Mayor's Request (ID # [25-1595](#)) **Referred for Recommendation:** Requesting approval of an amendment to the Memorandum of Agreement between the City Council and Redevelopment Authority regarding the redevelopment of 90 Washington Street.
8. Mayor's Request (ID # [25-1596](#)) **Referred for Recommendation:** Requesting approval of the development objectives for the redevelopment of 90 Washington Street.
9. Officer's Communication (ID # [25-1607](#)) **Sent for Discussion:** Executive Director of the Office of Strategic Planning and Community Development conveying a summary of the 90 Washington process review and development objectives.