



City of Somerville, Massachusetts

Land Use Committee

Meeting Minutes Dispositions

Tuesday, June 17, 2025

6:00 PM

Virtual

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:00pm and adjourned at 8:11pm on a roll call vote of 5 in favor (Councilors Davis, Sait, Wilson, Ewen-Campen, McLaughlin), 0 opposed, and 0 absent.

Others present: Dan Bartman, Director of PPZ, David Shapiro - City Solicitor, Matt Zaino - Interim Director of ISD, Yasmine Raddassi - Legislative Liaison, Thomas Galligani - Director OSPCD, 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 of June 5, 2025. [25-1111](#)

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. That the Director of Planning, Preservation and Zoning provide the Committee on Land Use with an opinion as to whether the City Council may dictate standards and materials used for outdoor bike facilities. [25-0338](#)

Sponsors: Councilor McLaughlin

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. 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](#)

Recommended to be placed on file

5. 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](#)

Recommended to be approved as amended

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

6. 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. [25-0085](#)

Sponsors: Councilor McLaughlin, Councilor Davis and Councilor Wilson

Kept in committee

7. 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](#)

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

8. 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](#)

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 2 of the Zoning Ordinance to allow the Building Official to waive certain dimensional standards for means of egress. [25-0590](#)

Recommended to be approved as amended

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

Referenced Documents:

- Land Use - 2025-06-17 TOD Upzoning Updates (with 25-0085)