



# City of Somerville, Massachusetts

## Land Use Committee

### Meeting Minutes Dispositions

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**Thursday, October 17, 2024**

**6:30 PM**

**Virtual**

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This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:32 PM and adjourned at 9:17 PM with a roll call vote of 4 in favor (Councilors Wilson, Pineda Neufeld, Davis, and McLaughlin) none opposed, and 1 absent (Councilor Ewen-Campen).

The Committee entered into recess at 6:34 PM for the Planning Board to open their meeting, and returned at 6:38 PM.

Others present: Brad Rawson - Director of Mobility, Daniel Bartman - Interim Director of Planning, Preservation and Zoning, Justin Schreiber - Senior Transportation Planner, Madison Anthony - Planner, Michael Capuano - Planning Board Chair, Amelia Aboff - Planning Board Vice Chair, Michael McNeley - Planning Board, Luc Schuster - Planning Board, Madalyn Letellier - Legislative Services Manager.

1. Approval of the Minutes of the Land Use Committee Meeting of September 5, 2024. [24-1316](#)

Accepted

**Aye:** Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Seven City Councilor Pineda Neufeld and City Councilor At Large Wilson

**Absent:** Ward Three City Councilor Ewen-Campen

## 2. Public Hearings

- 2.1 Walter Tauro requesting a Zoning Map Amendment to change the zoning district of 282 McGrath Highway from Neighborhood Residence (NR) to Small Business (SB) Overlay District. [24-1080](#)

Kept in committee

- 2.2 Requesting ordainment of an amendment to Sections 2.2.1, 3.1.16, 3.2.15, 4.1.13, 4.2.13, 4.3.13, 4.4.14, 5.1.15, 6.1.11, 6.2.13, 6.3.11, 6.4.14, 9.2.6.h, 9.2.14.b.v, and Table 9.1.1 of the Zoning Ordinance to streamline the regulation of daycare services and permit additional daycare operation in the Residential, Mid-Rise, and Commercial zoning districts. [24-1196](#)

Kept in committee

- 2.3** Requesting ordainment of an amendment to Sections 1.1.4, 2.1.1, 3.1.18, 3.2.17, 4.1.15, 4.2.15, 4.3.15, 4.4.16, 5.1.17, 6.1.13, 6.2.15, 6.3.13, 6.4.16, 7.2.9, 7.3.9, 8.2.4.c, 9.2.3, 9.2.6, 11.2.4, 11.2.5, 11.2.6, 11.3, 12.1.7, 15.2.1, and Table 9.1.1 of the Zoning Ordinance to address various parking requirements. [24-1197](#)

Kept in committee

- 2.4** Requesting ordainment of an amendment to Articles 2-7, Articles 9-11, Article 13, and Article 15 of the Zoning Ordinance to make corrections, clarifications, and regulatory framework improvements. [24-1259](#)

Kept in committee

- 2.5** Charles DeCecca requesting a Zoning Map Amendment to change the zoning district of 501 Mystic Valley Parkway from Neighborhood Residence (NR) to Urban Residence (UR). [24-1367](#)

Kept in committee

Referenced Documents:

- Land Use - 2024-10-17 Public Comments (with 24-1367)
- Land Use - 2024-10-17 Public Comments (with 24-1197)
- Land Use - 2024-10-17 Day Cares Amendment 20240819 - Scriveners Correction (with 24-1196)
- Land Use - 2024-10-17 Errata & Clarifications 20240906 - Scriveners Correction (with 24-1259)
- Land Use - 2024-10-17 Parking Minimums Amendment 20240819 - Scriveners Correction (with 24-1197)
- Land Use - 2024-10-17 Errata & Clarifications Amendment Presentation (with 24-1259)
- Land Use - 2024-10-17 McGrath Highway Permit Presentation (with 24-1367)
- Land Use - 2024-10-17 Storm Water Memo (with 24-1367)
- Land Use - 2024-10-17 Arborist Report (with 24-1367)
- Land Use - 2024-10-17 Arch+Zoning Presentation (with 24-1367)
- Land Use - 2024-10-17 Access and Traffic Assessment (with 24-1367)