



City of Somerville, Massachusetts

City Council Land Use Committee

Meeting Minutes

Thursday, October 2, 2025

6:30 PM

This meeting was held via Zoom and was called to order by Chair McLaughlin at 6:30 pm and adjourned at 6:48 pm on a roll call vote of 3 in favor (Councilors Davis, Wilson, Ewen-Campen, McLaughlin), 0 opposed, and 1 absent Councilor Sait). Councilor Sait joined the meeting at 6:32 pm.

Others present: Dan Bartman - Director of Planning, Preservation, and Zoning, Samantha Carr - Land Use Analyst, 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 and Ward Six City Councilor Lance L. Davis

Absent: Ward Five City Councilor Naima Sait

1. Committee Minutes (ID # [25-1478](#)) Approval of the Minutes of the Land Use Committee Meeting of September 18, 2025.

RESULT: **ACCEPTED**

AYE: Ward One City Councilor McLaughlin, Ward Three City Councilor Ewen-Campen, City Councilor At Large Wilson and Ward Six City Councilor Davis

ABSENT: Ward Five City Councilor Sait

2. Order (ID # [25-0085](#))

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.

Land Use Analyst Carr was present and discussed the attachment, *Land Use - 2025-10-02 Gilman Square TOD Upzoning Updates (with 25-0085)*, which reviewed the continued Gilman Square Analysis and next steps. Following the presentation, Councilor Wilson discussed catch man areas and enrollment numbers for schools in the area. Specifically highlighting the need to keep families and any impact this suggested zoning may have. Chair McLaughlin asked about lot consolidation and if the concept of adjacent bonuses have been explored. Both Analyst Carr and Director Bartman stated they would have to explore what other communities have

done with bonuses and bring finding back to the committee. Director Bartman elaborated on the continued work regarding lot consolidation. There are considerations around lot size, what the zoning is surrounding the land parcel, if changing the zoning will ultimately promote or deter development. The Director stated the Planning staff, in conjunction with Analyst Carr, continue to identify areas for potential development in Gilman and Ball Square. This conversation will continue as this item remains in committee.

RESULT: KEPT IN COMMITTEE

Referenced Documents:

- Land Use - 2025-10-02 Assessor's Letter (with 25-0085)
- Land Use - 2025-10-02 Gilman Square TOD Upzoning Updates (with 25-0085)