



# City of Somerville, Massachusetts

## Land Use Committee

### Regular Meeting Agenda

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Thursday, March 30, 2023

6:30 PM

Virtual

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<https://attendee.gotowebinar.com/register/7215707115505678167>

(Posted online: 3/25/23 at 10:00 AM)

Pursuant to Chapter 107 of the Acts of 2022, 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://attendee.gotowebinar.com/register/7215707115505678167>

#### Roll Call

1. Committee Minutes (ID # 23-0264) **Approval Review:** Approval of the Minutes of the Land Use Committee Meeting of February 16, 2023.

**The next item, #22-1769, has been withdrawn by the applicant.**

2. Public Communication (ID # [22-1769](#)) **Referred for Recommendation:** David Einis requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 14 White Street Place from Neighborhood Residence (NR) to Mid-Rise 4 (MR4).
3. Mayor's Communication (ID # [23-0356](#)) **Sent for Discussion:** Conveying the Somerville Linkage Nexus Study Final Report.
4. Mayor's Request (ID # [23-0506](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Section 12.2 of the Zoning Ordinances to reflect the recommendations in the 2022 Somerville Linkage Nexus Study.
5. Order (ID # [22-0669](#)) **Sent for Discussion:** By Councilor Gomez Mouakad That the Superintendent of Inspectional Services review the durability and structural stability of materials used to comply with Section 10.8 of the Zoning Ordinances and explore rewriting that section to provide more specific requirements.

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6. Resolution (ID # [22-0822](#)) **Sent for Discussion:** By Councilor Ewen-Campen, Councilor Kelly, Councilor Burnley Jr., Councilor Gomez Mouakad, Councilor Clingan and Councilor Wilson  
That the Directors of Infrastructure and Asset Management, Engineering, Public Works, and the Office of Strategic Planning and Community Development, along with any other appropriate departments, work to develop a binding, equitable, citywide Electrical Infrastructure Master Plan to guide the location and design of electrical substations and other infrastructure.
7. Order (ID # [22-0050](#)) **Sent for Discussion:** By Councilor Clingan and Councilor Ewen-Campen  
That the Administration present specific plans to this Council to advance the long-awaited affordable housing components of the Union Square redevelopment on the "D2.4" and "D4.3" parcels.
8. Order (ID # [22-0567](#)) **Sent for Discussion:** By Councilor Ewen-Campen, Councilor Kelly, Councilor Wilson and Councilor Scott  
That the Director of Planning & Zoning update this Council on a proposed zoning amendment to "separate and define arts and creative workspace as an Arts and Creative Enterprise (ACE) use subcategory" as recommended in the Somerville Arts Space Risk Assessment.
9. Order (ID # [22-1593](#)) **Sent for Discussion:** By Councilor Ewen-Campen  
That the Director of Planning, Preservation and Zoning update this Council on current draft zoning requirements of the MBTA Communities Act.
10. Order (ID # [23-0052](#)) **Sent for Discussion:** By Councilor Ewen-Campen, Councilor Pineda Neufeld, Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Gomez Mouakad, Councilor Kelly, Councilor McLaughlin, Councilor Scott, Councilor Strezo and Councilor Wilson  
That this City Council's Committee on Land Use work with the Director of Planning, Preservation and Zoning to draft an amendment to the Zoning Ordinances to remove the prohibition on more than four unrelated adults living together.
11. Order (ID # [23-0174](#)) **Sent for Discussion:** By Councilor McLaughlin  
That the Director of Planning, Preservation and Zoning provide the Ward 1 City Councilor with all materials pertaining to the proposed Zoning Overhaul, introduced in 2014.
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12. Order  
(ID # [23-0458](#)) **Sent for Discussion:** By Councilor Ewen-Campen and Councilor McLaughlin  
That the Director of Economic Development update this Council on the implementation of the Union Square Covenant, which includes local and veterans preference in hiring.
13. Order  
(ID # [23-0459](#)) **Sent for Discussion:** By Councilor McLaughlin  
That the Director of Planning, Preservation and Zoning update this Council on the status of the property on Palmer Court, purchased by the city for the purpose of creating green space.
14. Order  
(ID # [23-0503](#)) **Sent for Discussion:** By Councilor Scott  
That the Director of Planning, Preservation and Zoning and the City Solicitor assist the City Council to draft language requiring that departmental review conditioned by the Planning Board contains a requirement for public outreach when concerning modifications by private developers within the public realm.
15. Order  
(ID # [23-0505](#)) **Sent for Discussion:** By Councilor Scott  
That the Director of Planning, Preservation and Zoning assist the City Council in modifying the density incentives for NetZero/Passive House development in light of the recently adopted Specialized Stretch Code.