



# City of Somerville, Massachusetts

## City Council Land Use Committee

### Regular Meeting Agenda

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Thursday, October 20, 2022

6:30 PM

Virtual

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<https://attendee.gotowebinar.com/register/7801597275965863440>

(Posted online: 10/15/22 at 8:00 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/7801597275965863440>

#### Roll Call

1. Committee Minutes (ID # 22-1620) **Approval Review:** Approval of the Land Use Committee Minutes of September 1, 2022.
2. Committee Minutes (ID # 22-1702) **Approval Review:** Approval of the Land Use Committee Minutes of October 6, 2022.
3. Mayor's Request (ID # [22-1431](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to the Somerville Zoning Ordinance Articles 4 (Mid Rise Districts), 5 (High Rise Districts), 6 (Commercial Districts), 8 (Overlay Districts), and 9 (Use Provisions) to permit additional uses for any ground story commercial space fronting a Pedestrian Street.
4. Mayor's Request (ID # [22-1430](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to the Somerville Zoning Ordinance Article 3, Residence Districts and Article 9, Use Provisions, to permit the adaptive reuse of commercial building types in the NR and UR zoning districts.
5. Public Communication (ID # [22-1407](#)) **Referred for Recommendation:** Boynton Yards LandCo LLC requesting approval of the attached Land Conveyance petition for Boynton Yards.

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6. Order  
(ID # [22-0668](#))  
**Sent for Discussion:** By Councilor Gomez Mouakad, Councilor Wilson and Councilor Strezo  
That the Director of Mobility consider including Electric Vehicle charging station requirements in Section 11 of the Zoning Ordinances.
  7. 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.
  8. 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.
  9. Officer's  
Communication  
(ID # [22-1442](#))  
**Sent for Discussion:** Planning Board Chair conveying the Planning Board's recommendations for proposed amendments to the Somerville Zoning Ordinance, items #213430, #213601, #213705, #213807, and #213886.
  10. Ordinance  
(ID # [22-0467](#))  
**Referred for Recommendation:** By Councilor Scott  
Proposing a zoning map amendment to change the zoning district of the contiguous parcels containing 250-256 Somerville Avenue and 5-27 Allen Street (odd side only: 5-7, 9, 11, 13, 17, 21-23, and 27) from Urban Residence (UR) to Neighborhood Residence (NR).
  11. Ordinance  
(ID # [22-0468](#))  
**Referred for Recommendation:** By Councilor Scott  
Proposing a zoning map amendment to change the zoning district of the contiguous or abutting-across-a-public-way parcels of 29-31, 33-35, and 37-39 Allen Street (odd side only) and 34 Allen Street from Urban Residence (UR) to Commercial Business (CB).