



City of Somerville, Massachusetts

Land Use Committee

Regular Meeting Agenda

Thursday, December 5, 2024

6:30 PM

Virtual

Joint Meeting with the Planning Board

https://us02web.zoom.us/webinar/register/WN_cvS0G2tSSR2F3FsejD-rvw

(Posted online: 11/15/24 at 11:15 AM) Original

(Posted online: 11/19/24 at 11:40 AM) Revised

(Posted online: 11/20/24 at 9:30 AM) Revised

(Posted online: 12/03/24 at 10:20 AM) Revised

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Roll Call

1. Public Hearings

1.1. Mayor's Request (ID # [24-1448](#))

Referred for Recommendation: Requesting ordainment of an amendment to Sections 2.1 and 11.1 of the Zoning Ordinance to improve the regulation of bicycle parking.

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- 1.2. Mayor's Request (ID # [24-1447](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Section 3.2.6 Building Types of the Zoning Ordinance to allow the building types permitted in the Neighborhood Residence (NR) zoning district to also be permitted in the Urban Residence (UR) zoning district.

 2. Mayor's Request (ID # [24-1197](#)) **Referred for Recommendation:** 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.

 3. Public Communication (ID # [24-1367](#)) **Referred for Recommendation:** 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).

 4. Order (ID # [24-0790](#)) **Sent for Discussion:** By Councilor Ewen-Campen, Councilor Wilson and Councilor Scott
That the Director of Engineering appear before the Committee on Land Use to discuss how required electrical equipment can modify the plans for already-approved new developments, such as at 379 Somerville Avenue.

 5. Order (ID # [24-0909](#)) **Sent for Discussion:** By Councilor Wilson and Councilor McLaughlin
That the Executive Director of the Office of Strategic Planning and Community Development update this Council on the possibility of receiving additional federal financing for transit-oriented development through the Transportation Infrastructure Finance and Innovation Act (TIFIA 49) initiative and the potential eligibility of projects in Somerville.

 6. Order (ID # [24-1213](#)) **Sent for Discussion:** By Councilor Burnley Jr. and Councilor Mbah
That the Director of Planning, Preservation, and Zoning work with this Council to determine how to remove legislative barriers to increasing accessible housing, particularly when residents wish to add accessible features to their home.

- 7. Order
(ID # [24-1312](#)) **Sent for Discussion:** By Councilor Scott
That the Director of Planning, Preservation and Zoning collaborate with this Council on updating the Zoning Ordinance to require all new construction to place electrical transformers below ground.

- 8. Order
(ID # [24-1315](#)) **Sent for Discussion:** By Councilor Scott
That the Director of Planning, Preservation and Zoning reconsider the policy of allowing lot splits and mergers as administrative approvals rather than special permits.

- 9. Resolution
(ID # [24-1480](#)) **Sent for Discussion:** By Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Ewen-Campen, Councilor Mbah, Councilor McLaughlin, Councilor Pineda Neufeld, Councilor Sait, Councilor Scott, Councilor Strezo and Councilor Wilson
That the Administration explore opportunities to utilize the Massachusetts Bay Transportation Authority (MBTA) Communities Catalyst Fund to spur new housing acquisition or production, particularly in the Winter Hill, Gilman Square, and East Somerville neighborhoods.