



City of Somerville, Massachusetts

Land Use Committee

Regular Meeting Agenda

Thursday, June 5, 2025

6:30 PM

Virtual

Joint Meeting with the Planning Board

https://us02web.zoom.us/webinar/register/WN_e7ElLXbmTg6eTZ3elxAfVg

(Posted online: 5/18/25 at 6:45 AM) Original

(Posted online: 5/18/25 at 7:00 AM) Revised

(Posted online: 5/23/25 at 8:30 AM) Revised

Pursuant to Chapter 2 of the Acts of 2025, 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://us02web.zoom.us/webinar/register/WN_e7ElLXbmTg6eTZ3elxAfVg

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Roll Call

1. Committee Minutes (ID # [25-0904](#)) **Agenda Ready:** Approval of the Minutes of the Land Use Committee Meeting of May 1, 2025.
2. Committee Minutes (ID # [25-0970](#)) **Agenda Ready:** Approval of the Minutes of the Land Use Committee Joint Meeting with the Planning Board of May 15, 2025.
3. Public Hearing
 - 3.1. Mayor's Request (ID # [25-0907](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Article 8 of the Zoning Ordinance to update Flood Insurance Rate Map (FIRM) references.

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| 4. | Officer's
Communication
(ID # 25-0921) | Sent for Discussion: Planning Board conveying recommendations for items #25-0200, #25-0457, and #25-0590. |
| 5. | Public
Communication
(ID # 25-0894) | Sent for Discussion: 16 residents submitting comments re: item #25-0200, a Zoning Text Amendment to amend Sections 3.1.8c, 3.1.9c, 3.1.10c, 3.1.13k, 3.1.13l, 3.2.12l and 3.2.12m. |
| 6. | Officer's
Communication
(ID # 25-0829) | Sent for Discussion: Planning Board conveying recommendations for items #25-0269, #25-0129, #25-1460, #25-0128, and #25-0131. |
| 7. | Mayor's Request
(ID # 25-0737) | Referred for Recommendation: Requesting ordainment of an amendment to Article 2 and Article 10 of the Zoning Ordinance to revise definitions and the green score calculation of columnar trees. |
| 8. | Public
Communication
(ID # 25-0725) | Sent for Discussion: Senator Jehlen and 61 residents submitting comments re: items #24-1460, #25-0128, #25-0129, and #25-0131, amendments to the Zoning Ordinance for laboratory, research and development, and arts uses. |
| 9. | Public
Communication
(ID # 25-0724) | Sent for Discussion: Eight residents submitting comments re: item #25-0269, a Zoning Map Amendment to change the zoning district of 295-297 Medford Street and 93 Walnut Street from Mid-Rise 3 (MR3) to Mid-Rise 4 (MR4). |
| 10. | Mayor's Request
(ID # 25-0590) | Referred for Recommendation: Requesting ordainment of an amendment to Article 2 of the Zoning Ordinance to allow the Building Official to waive certain dimensional standards for means of egress. |
| 11. | Officer's
Communication
(ID # 25-0516) | Sent for Discussion: Planning Board conveying recommendations for item #24-1584. |
| 12. | Mayor's Request
(ID # 25-0457) | Referred for Recommendation: Requesting ordainment of an amendment to Articles 2-5 and 10 of the Zoning Ordinance to remove conflicts with the State Building Code. |
| 13. | Order
(ID # 25-0338) | Sent for Discussion: By Councilor McLaughlin That the Director of Planning, Preservation and Zoning provide the Committee on Land Use with an opinion as to whether the City Council may dictate standards and materials used for outdoor bike facilities. |
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14. Order
(ID # [25-0246](#)) **Sent for Discussion:** By Councilor Wilson and Councilor Mbah
That the Director of Inspectional Services and the Director of Planning, Preservation and Zoning discuss with this Council, Type IV heavy timber construction now permitted in the 10th edition of Massachusetts State Building Code 780 and potential impacts on inspections, development, and the Zoning Ordinance.
15. Public
Communication
(ID # [25-0200](#)) **Referred for Recommendation:** 15 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinance sections 3.1.8c, 3.1.9c, 3.1.10c, 3.1.13k, 3.1.13l, 3.2.12l. and 3.2.12m.
16. Mayor's Request
(ID # [25-0131](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Articles 8 and 12 of the Zoning Ordinance to establish a new Arts & Innovation sub-area of the Master Planned Development Overlay District.
17. Mayor's Request
(ID # [25-0129](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Articles 2, 3-6, and 9 of the Zoning Ordinance to revise the regulations for arts and creative enterprise, office, and residential uses.
18. Mayor's Request
(ID # [25-0128](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Articles 6, 9, and 10 of the Zoning Ordinance to establish a new Research & Development zoning district.
19. Order
(ID # [25-0085](#)) **Sent for Discussion:** 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.
20. Mayor's Request
(ID # [24-1460](#)) **Referred for Recommendation:** Requesting ordainment of an amendment to Articles 2, 4-6, 8, and 9 of the Zoning Ordinance to revise the regulations for laboratory uses and buildings.