



# City of Somerville, Massachusetts

## Land Use Committee

### Regular Meeting Agenda

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Thursday, May 1, 2025

6:30 PM

Virtual

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[https://us02web.zoom.us/webinar/register/WN\\_Co7akr\\_wRtasN98MCIfK2Q](https://us02web.zoom.us/webinar/register/WN_Co7akr_wRtasN98MCIfK2Q)

(Posted online: 4/11/25 at 1:15 PM) Original  
(Posted online: 4/17/25 at 6:00 PM) Revised  
(Posted online: 4/23/25 at 10:00 AM) Revised  
(Posted online: 4/25/25 at 10:30 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.

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#### Roll Call

1. Committee Minutes (ID # [25-0722](#)) **Agenda Ready:** Approval of the Minutes of the Land Use Committee Meeting of April 3, 2025.
2. Committee Minutes (ID # [25-0826](#)) **Agenda Ready:** Approval of the Minutes of the Land Use Committee Meeting of April 17, 2025.

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3. 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.
  4. 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.
  5. 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.
  6. 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.
  7. 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.
  8. Public  
Communication  
(ID # [24-1584](#))  
**Referred for Recommendation:** Horace-Ward LLC, Bealm Realty, LLC, Delhi Properties, LLC, and Delhi Properties II, LLC requesting a Zoning Map Amendment to change the zoning district of 11 Horace Street, 5-7, 9, 13, and 15 Ward Street, and 15 and 21 South Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6).
  9. Public  
Communication  
(ID # [25-0269](#))  
**Referred for Recommendation:** John Fragione and Agostino Feola, Trustees of Frala Realty Trust, requesting 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).