



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

LAND USE COMMITTEE
Committee Meeting

Tuesday - May 18, 2021, 6:00 PM
Virtual

AGENDA

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, 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/3422286431474726412>

1. Approval of the April 13, 2021 Minutes

Rooftop Mechanicals

- 2. 211349: Discuss** (Ewen-Campen) – That the Committee on Land Use consider regulating the height of rooftop mechanicals on commercial buildings that abut Neighborhood Residence and Urban Residence districts.
- 3. 211612: Recommend** Requesting approval of amendments to the Zoning Ordinance to regulate rooftop mechanical systems and mechanical penthouses.

Small Commercial Spaces

- 4. 210782: Discuss** (Davis, Ballantyne, Clingan) – That the Director of SPCD present zoning recommendations addressing the size of ground floor commercial spaces produced by development, to ensure that street level development in certain areas maintains multiple smaller-sized commercial spaces to enhance the pedestrian experience.

5. **211693: Recommend** Requesting approval of proposed amendments to the Zoning Ordinances at Article 8.2 - Small Business Overlay District, and to the Zoning Map.

Policy for Affordable Third Unit in Neighborhood Residence Districts

6. **209651: Discuss** (Niedergang) – That the Director of SPCD enable owner-occupants who build 3rd units in Neighborhood Residential zones to select their own tenants, as long as they are income-qualified, instead of tenants from the City inclusionary housing list, and verify to this Council that this option is in place.

Civic Spaces Near Highways

7. **211433: Recommend** (McLaughlin, Davis, Mbah, Strezo, Clingan) – Requesting amendments to the Zoning Ordinance as contained within.

Fair Housing Task Force

8. **211448: Discuss** (Ewen-Campen, Davis) – That the Administration convene a working group of members of the public and Planning staff to prepare recommendations for a zoning amendment Affirmatively Furthering Fair Housing.

Tattoo/Body Art Shops

9. **211136: Discuss** (Niedergang) – That the Director of SPCD discuss with the Land Use Committee whether tattoo parlors should need a Special Permit to operate on Pedestrian Streets and in other areas.
10. **211611: Recommend** Requesting approval of amendments to the Zoning Ordinance Body Art Services use standards and Table 9.1.1 Permitted Uses.