



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

April 7, 2015

REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Dennis M. Sullivan	Chair	Present	
Mark Niedergang	Vice Chair	Present	
William A. White Jr.	Alderman At Large	Present	
Maryann M. Heuston	Ward Two Alderman	Present	
Matthew McLaughlin	Ward One Alderman	Present	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Present	
Rebekah L. Gewirtz	Ward Six Alderman	Absent	
Katjana Ballantyne	Ward Seven Alderman	Absent	
John M. Connolly	Alderman At Large	Present	
Mary Jo Rossetti	Alderman at Large	Present	

Others present: Michael Glavin - OSPCD, George Proakis - OSPCD, Davis Shapiro - Law, Omar Boukili- Mayor's Office

Chairman Sullivan informed the committee that Alderman Ballantyne was out of town and unable to attend the meeting.

198429: Requesting the adoption of a New Zoning Ordinance (updated) to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

Mr. Proakis gave a presentation of the new zoning proposal, comparing it to the pros and cons of the city's current zoning code, and explained that the proposed zoning builds a framework that makes more sense and allows for the implementation of the goals in SomerVision and creates predictability while opening up opportunity for commercial development. He spoke about updating the draft based on some of the 1,000 individual thoughts submitted by the public. Most people were in favor of an overhaul of the code and the fundamental strategy but expressed concern about several aspects of the proposal, e.g., conserving residential neighborhoods, paired houses and side set backs. Mr. Proakis also spoke about commercial/residential mix, civic space, green space, affordable housing, residential unit density, site plan approval, the design review committee, establishment of the zoning permit, the impacts of neighborhood meetings on

projects and uses. Mr. Proakis will provide a list of cities that are currently using form based zoning and Alderman Heuston asked what cities, similar to Somerville, are using this approach.

Alderman Heuston expressed concern that many people don't realize the impact this new proposal will have and she would like to have additional ward meetings to explain how maps would affect neighborhoods. Alderman Heuston also asked to see both the full and condensed versions of the public comments received.

Chairman Sullivan stated his concern about residents' quality of life and wants a new draft submitted.

Alderman Rossetti's motion **that the committee be provided with a report, prior to its next meeting, comparing the number of permits issued from October 2013 to April 2014 vs. from October 2014 to April 2015**, was approved.

RESULT:	KEPT IN COMMITTEE
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