



CITY OF SOMERVILLE, MASSACHUSETTS

CLERK OF COMMITTEES

March 5, 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	
Matthew McLaughlin	Ward One Alderman	Present	
Maryann M. Heuston	Ward Two Alderman	Present	
Robert J. McWatters	Ward Three Alderman	Absent	
Tony Lafuente	Ward Four Alderman	Absent	
Rebekah L. Gewirtz	Ward Six Alderman	Absent	
Katjana Ballantyne	Ward Seven Alderman	Present	
Mary Jo Rossetti	Alderman at Large	Present	
John M. Connolly	Alderman At Large	Present	

Others present: George Proakis, members of the Planning Board, Michael Glavin, Nicholas Salerno

1. Approval of the December 1, 2014 Minutes

RESULT:	ACCEPTED
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2. Approval of the December 11, 2014 Minutes

RESULT:	ACCEPTED
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- Public Hearing : 198275 - Proposed Zoning Ordinance amendment to require certain findings by the Planning Board and Zoning Board of Appeals before granting Special Permits** Chris Korda spoke in favor of this item. Jane Bestor spoke saying that there is no deep reflection in the current zoning process.
- Public Hearing : 198276 - Proposed Zoning Ordinance amendment to limit the gross floor area increase to 15% for 1 and 2 family dwelling conversions requiring a Special Permit** Chris Korda spoke on the item and expressed concern about suburban values coming into the city.

5. Public Hearing : 198429 - Requesting the adoption of a New Zoning Ordinance to supersede the current Zoning Ordinance as originally adopted on March 23, 1990

Several members of the public spoke on this item and expressed concerns about the following: jobs, the city's tax base, the need for additional office space, the need for a minimum amount of housing, affordable housing, green space, energy, retail space for the Arts, family protection against eviction, not building high end condos next to the T stop, modification of the cash payment provision, income limits, parking, job linkage fees for training, publishing legal notices in multiple languages, having developers give up their profits, devaluation of existing property, commercial and open space inducements, elder homelessness, the tax burden of affordable housing on middle income families and the density of the city.

197941: Thirteen registered voters submitting a Zoning Ordinance amendment to prohibit the damage or destruction of any shade or fruit tree during the conversion of a single-family or two-family dwelling.

RESULT:	PLACED ON FILE
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198275: Thirteen registered voters submitting a Zoning Ordinance amendment to require certain findings by the Planning Board and Zoning Board of Appeals before granting Special Permits.

This item will be kept in committee until the new zoning matter is completed.

RESULT:	KEPT IN COMMITTEE
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198276: Thirteen registered voters submitting a Zoning Ordinance amendment to limit the gross floor area increase to 15% for 1- and 2-family dwelling conversions requiring a Special Permit.

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

Planning Board member Brad Rossen spoke about the proposed zoning overhaul. He discussed the public input process, inclusionary housing, community outreach efforts, workshop meetings, zoning vs. Planning, small scale growth and change, and in-fill development. Mr. Proakis discussed the challenges of the existing code and how the proposed new code would be beneficial to the city. He discussed new districts, better customer service, new economic opportunities for the Arts, building types, fabrication district, affordable housing, parking, reducing the need for special permits and by right uses.

The Planning Board will keep the record open until noon on March 20, 2015 to receive additional written comments.

The Land Use Committee will keep the record open until noon on March 27, 2015 to receive additional written comments.

RESULT:	KEPT IN COMMITTEE
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