

City of Somerville, Massachusetts
Matters of Business of the Board of Aldermen

SPECIAL MEETING MINUTES

December 12, 2017, 7:00 PM
Aldermanic Chambers, City Hall, 93 Highland Avenue

NOTICE: This is NOT the official version of the Board of Aldermen's minutes. While reasonable efforts have been made to assure the accuracy of the data provided, do not rely on this information without first checking with the City Clerk.

OPENING OF THE MEETING

The meeting was called to order at 7:15 PM by Alderman At Large William A. White Jr.

Attendee Name	Title	Status	Arrived
John M. Connolly	Alderman At Large	Absent	
Mary Jo Rossetti	Alderman At Large	Present	
Dennis M. Sullivan	Alderman At Large	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	Present	
Tony Lafuente	Ward Four Alderman	Absent	
Mark Niedergang	Ward Five Alderman	Present	
Lance L. Davis	Ward Six Alderman	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	

1. Roll Call Call of the Roll.
204703
(ID:17450)

RESULT: PLACED ON FILE
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CITATIONS

PUBLIC HEARINGS

ORDERS, ORDINANCES, RESOLUTIONS AND MOTIONS OF MEMBERS

UNFINISHED BUSINESS

2. 204399: Requesting the adoption of an amendment to Zoning Ordinance Article 15 to establish a Project Mitigation Fee for Job Creation and Retention. (Listed here for informational purposes only.)
3. 204400: Requesting the adoption of an amendment to Zoning Ordinance Section 15.5 to update the Project Mitigation Contribution for Affordable Housing. (Listed here for informational purposes only.)

4. 204524: 18 registered voters submitting a proposed amendment to Zoning Ordinance Article 15 to update the housing linkage fee. (Listed here for informational purposes only.)
5. 204525: 18 registered voters submitting a proposed amendment to Zoning Ordinance Article 15 to update the housing linkage fee and create a jobs creation and retention linkage fee. (Listed here for informational purposes only.)

REPORTS OF COMMITTEES

6. LAND USE COMMITTEE

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| A. | Committee Report
204704
(ID:17447) | Report of the Committee on Land Use, meeting as a Committee of the Whole in Joint Session with the Planning Board, on November 27, 2017. |
| | | Alderman Davis reported on the items discussed at the meeting. This was a joint meeting with the Planning Board with Public Hearings on four separate proposals relating to linkage fees, two relating to housing and two relating to both jobs and housing.
RESULT: APPROVED |

7. LAND USE COMMITTEE

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| A. | Committee Report
204705
(ID:17448) | Report of the Committee on Land Use, meeting as a Committee of the Whole, on December 6, 2017. |
| | | Alderman Davis reported on the items discussed at the meeting. The Committee focused on four items relating to linkage, creating a jobs linkage fee and increasing the housing linkage percentage. The Committee heard a presentation from the consultant that generated the Nexus Study, demonstrating a need for linkage based on anticipated development. Economic Development Director Tom Galligani also spoke, addressing development and the effects of the linkage fees and how they might discourage development.
RESULT: APPROVED |
| B. | Order
204706
(ID:17444) | By Ald. White Jr.
That the Land Use Committee schedule a Joint Public Hearing with the Planning Board re: #204159, a proposed zoning map amendment for certain parcels on Lowell, Belmont and Summer Streets, and Highland Avenue. |
| | | RESULT: APPROVED |

8. LAND USE COMMITTEE

- A. Committee Report 204707 (ID:17449) Report of the Committee on Land Use, meeting as a Committee of the Whole, on December 12, 2017.

Alderman Davis reported on the items discussed at the meeting. The four items before the Committee related to housing and jobs linkage fees. The Committee decided to base its review on one of them, #204525. This proposal was amended by the Committee, and the approved language was submitted by Planning Director George Proakis as #204709.

RESULT: APPROVED

- B. Public Communication 204525 (ID:17257) 18 registered voters submitting a proposed amendment to Zoning Ordinance Article 15 to update the housing linkage fee and create a jobs creation and retention linkage fee.

For Ordained text, see #204709.

RESULT: PLACED ON FILE

COMMUNICATIONS OF THE MAYOR

COMMUNICATIONS OF CITY OFFICERS

9. Officer's Communication 204708 (ID:17451) Planning Board submitting recommendations re: #204399, #204400, #204524, and #204525, four zoning ordinance proposals for affordable housing linkage fees and/or jobs creation and retention linkage fees.

This item was received by the Board and referred to the Committee on Land Use before the Board recessed so the Committee could meet to consider a recommendation on the housing and jobs linkage proposals.

RESULT: PLACED ON FILE

FOLLOWUP: Land Use Committee

NEW BUSINESS

SUPPLEMENTAL ITEMS

LATE ITEMS

10. Officer's Communication 204709 (ID:17567) Planning Director submitting proposed amendments to Zoning Ordinance Article 15 to update the housing linkage fee and create a jobs creation and retention linkage fee, based on the language proposed in #204525 and amended by the Committee on Land Use at its 12/12/17 meeting.

See #204525 for discussion of this item.

RESULT: ORDINANCE ORDAINED. [UNANIMOUS]

AYES: Rossetti, Sullivan, White Jr., McLaughlin, Heuston, McWatters, Niedergang, Davis, Ballantyne

ABSENT: Connolly, Lafuente

ADJOURNMENT

The meeting was Adjourned at 7:45 PM.