



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
LORI MASSA, SENIOR PLANNER
AMIE HAYES, PLANNER
MELISSA WOODS, PLANNER
DAWN PEREIRA, ADMINISTRATIVE ASSISTANT

MEMBERS

KEVIN PRIOR, *CHAIR*
MICHAEL A. CAPUANO, ESQ.
JOSEPH FAVALORO
DOROTHY KELLY GAY
JAMES KIRYLO
GERARD AMARAL, *ALT.*

October 1, 2014

The Honorable Board of Aldermen
City Hall
93 Highland Avenue
Somerville, MA 02143

Re: An ordinance amending the Somerville Zoning Ordinance Sections 1.2, 5.1.2, & 5.1.4 to address affordable housing in the City.

Dear Honorable Board of Aldermen:

In keeping with its lawful responsibilities, the Planning Board submits to your Honorable Board its recommendation on an ordinance to edit and add findings to purportedly address the affordable housing needs in Somerville. This amendment was addressed in a staff report provided to your Honorable Board dated September 4, 2014

On September 4, 2014, at 6:00 p.m. the Planning Board and Land Use Committee of the Board of Aldermen jointly held a duly advertised public hearing in the Aldermanic Chambers in City Hall. The purpose of the hearing was to solicit public comments on the proposed amendments and to evaluate the amendments in the context of testimony received and the findings and analysis of the Planning Staff.

This report from the Planning Board to the Board of Aldermen will focus on the discussions at the September 4, 2014 and September 18, 2014 meetings and its final recommendation.



DISCUSSION DURING HEARING

At the public hearing on September 4, 2014, George Proakis, Director of Planning, explained the proposal as outlined in the staff report. Planning Staff recommended approval of edited language to Section 1.2, and 5.1.2 and did not recommend the proposed changes to Sections 5.1.4. Additionally, staff suggested that changes made to section 5.1.2 also be made in Section 5.2.3, and, should the Honorable Board determine to make any changes to Section 5.1.4, that those changes also be made to section 5.2.5. Several community members came to speak in support of the proposal. The written comment period was left open until September 12, 2014.

On September 18, 2014 the Board discussed the proposed amendments. Each member expressed appreciation for the effort made in proposing a zoning amendment. They also echoed the concerns of the community that affordable housing is of utmost importance in Somerville. The Board chose to not recommend approval of the proposed changes because: 1.) They do not increase supply of affordable housing; 2.) The zoning amendment approved in the spring of 2014 was adequate to address affordable housing through special permit findings; and 3.) The forthcoming zoning overhaul will implement affordable housing goals in a more predictable format.

PLANNING BOARD RECOMMENDATION

Following due consideration, Kevin Prior made a motion to **NOT RECOMMEND** the proposed amendment as laid out in the Planning Staff Report of September 4, 2014. Jim Kyrlo seconded the motion, which carried 5-0.

The Land Use Committee closed the written record on September 12, 2014.

Sincerely,



Kevin Prior
Chair