



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

January 17, 2017
REPORT OF THE LAND USE COMMITTEE

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

Others present: Michael Glavin - OSPCD, George Proakis - OSPCD, Brad Rawson - OSPCD, Tom Galigani - OSPCD, Marc Levy - Assessing, Rob King - Capital Projects, Ed Bean - Finance, Tim Snyder - Mayor's Office, Charles Sillari - Clerk of Committees.

The meeting took place in the Aldermen's Chamber and was called to order at 6:30 PM by Alderman Davis and adjourned at 8:25 PM.

Approval of the November 29, 2016 Minutes

RESULT:	ACCEPTED
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Approval of the December 13, 2016 Minutes

RESULT:	ACCEPTED
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200787: Proposing a new Article 16B in the city's Zoning Ordinances, with attendant Zoning Map changes, to establish a minimum mixed use ratio in designated areas.

See discussion of item 201843

201843: Requesting an amendment to the Zoning Ordinance to create a new "CCD-55 Commercial" subdistrict, a new "CCD-45 Commercial" subdistrict, a new Section 5.8: Coordinated Development Special Permit, a new Section 6.7: Union Square Overlay District, and to make related changes to Article 5 and the Zoning Map.

Mr. Proakis told the committee that the Union Square Neighborhood Plan would be implemented in the most appropriate way possible. Mr. Rawson stated that there are different areas of infrastructure to look at, adding that high level visions are being worked on. Mr. King spoke about the GLX, infrastructure and zoning. He said that the city's sewer capacity needs improvement and that some of the water mains are 120 years old. The improvements made on Somerville Ave. and at Nunziato Field need the infrastructure upgrades to be utilized. The separation of sewer and runoff will impact Summer St. and Somerville Ave. the most. The city would realize a small savings by reducing the amount of water being sent to the MWRA. Mr. Bean said that the water rate study did not account for the DIF. Alderman White said that the water/sewer enterprise funds need to be broken out of the numbers. Mr. Bean stated that \$57 million is from the DIF and \$30 million is to the water/sewer enterprise fund. Mr. King reported that the Union Square community took part in the streetscape design process and that a final version is being worked on.

Alderman White stated that there should be a shift of the cost burden from homeowners to developers. Mr. Proakis said that an aggressive commercial/residential split could be achievable.

Alderman White wants more rationale and wants to know what would happen if things are not built according to schedule. Alderman Heuston wants to see the full financial picture along with more details.

Mr. Galigani stated that residential markets are very robust in Massachusetts, but commercial components are more difficult. He discussed the anomalies in Kendall Square and South Boston. He pointed out that unemployment rates are low all over the state and that businesses are placed where people will want to work. He went on to say that Union Square is attractive for potential companies, but it won't be easy, adding that increased residential and enhanced retail will help. Alderman Sullivan inquired about the commercial requirement and asked if putting residential first hurts the city's goals. Mr. Proakis stated that residential growth would help to pay for the infrastructure, however it must be with the right amount of commercial. Alderman White said that Somerville has the highest percentage of millennials, next to Hoboken, and that workers are already here and that they want to work in Somerville. He wants to stabilize the community since it is being transformed like nowhere else in the country.

Alderman Ballantyne asked if the city has a marketing plan and was told that it does not. Alderman McLaughlin expressed his frustration with the discussions and said that he would not vote on this item until there is a plan. Alderman White wants the designated developer to say in advance what the plan is. He also wants to know what the developer will do with the public

safety building. Alderman White is concerned about discussions with proposed developers and feels that a plan will allow for a logical approach.

RESULT:	KEPT IN COMMITTEE
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202235: 138 voters requesting a Public Hearing on Community Benefits Agreements and their potential to address displacement and uphold community values.

RESULT:	KEPT IN COMMITTEE
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202410: Planning Board conveying its recommendations re: #201843, a proposed Zoning Amendment for Union Square.

RESULT:	KEPT IN COMMITTEE
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202409: Planning Board conveying its recommendations re: #200787, a Zoning Amendment to establish a minimum mixed use ratio.

RESULT:	KEPT IN COMMITTEE
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202357: That the City Solicitor appear before the Land Use Committee to explain the threshold that would require a new notice and hearing.

RESULT:	KEPT IN COMMITTEE
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202358: That a formula business restriction be added to the Union Square zoning amendment.

RESULT:	KEPT IN COMMITTEE
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202303: Union United submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202304: Bill Cavellini submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202320: Ed Marakovitz submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202392: Melissa Lowitz submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202393: 24 Action Network members submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202394: 12 Union Square business owners and 1 resident submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202395: 115 signers to a Chamber of Commerce petition submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202396: Green and Open Somerville submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202397: Union Square Main Streets submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202398: State Representative Denise Provost submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202399: Wig Zamore submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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Handout:

- Union Sq Zoning Amendment - Meeting #6 (with 201843)