



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

November 27, 2018
REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Lance L. Davis	Chair	Present	
William A. White Jr.	Vice Chair	Present	
Stephanie Hirsch	Alderman At Large	Present	
Wilfred N. Mbah	Alderman at Large	Present	
Mary Jo Rossetti	Alderman at Large	Present	
Matthew McLaughlin	Ward One Alderman	Present	
Jefferson Thomas ("J.T.") Scott	Ward Two Alderman	Present	
Ben Ewen-Campen	Ward Three Alderman	Present	
Jesse Clingan	Ward Four Alderman	Present	
Mark Niedergang	Ward Five Alderman	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	

Joint Planning Board meeting members in attendance: Joseph Favaloro, Michael Capuano, Dorothy Kelly Gay.

Others in attendance: Dan Bartman, Sara Lewis, Melissa Woods.

The Committee met as a Committee of the Whole.

The meeting started at 6:00 p.m. and adjourned at 8:20 p.m.

1. Approval of the October 30, 2018 Minutes

RESULT:	ACCEPTED
----------------	-----------------

2. Approval of the November 13, 2018 Minutes

RESULT:	ACCEPTED
----------------	-----------------

PUBLIC HEARING for 207039: Planning Director submitting an updated amendment to the Zoning Ordinance regarding adult-use marijuana establishments, with an updated map. Mr. Favaloro from the Planning Board read their minutes from the last meeting. Aldermen Davis and Scott recused themselves from the Public Hearing. Alderman White served as acting chairman.

There were approximately 8 people who signed up to speak on the public hearing.

Liz from Harvard Medical School who also lives in Somerville, talked about it's unclear that marijuana is safe. She talked about discouraging minors for using marijuana. Not sure of the effects of marijuana on the youth and should ban advertise on marijuana.

Eric S. from Ward 2 Precinct 3 commended the BOA on unanimous passage. He offered to help get the BOA over the finish line. This resident stated that cannabis business will be \$1B by 2020 in Massachusetts along

Mr. Jefferson lives in Dorchester and is a Cannabis consumer advocate. Cannabis will bring in new business and revenue to the city. There will be 30,000 new jobs by 2030. He stated that licenses will bring new business and the city needs to be more transparent.

Chris from the city of Salem, talked about a pot shot in Leicester, Mass and the effects of it in the town.

Ross co-founder of business that works with low income and minorities talked about medical marijuana, the applicants and non-applicants.

Mario talked about the cannabis shops could push alcohol away. He mentioned that Uber and Lyft are a great way to lessen traffic. He also talked about how weed will cause a more peaceful environment.

Michael from the City of Salem stated he was impressed with the city's equity program. He talked about putting restrictions in place perhaps being limited to those in the equity program and live within the city for a minimum of 10 years.

The public hearing closed at 6:30 p.m.

The planning board closed its portion of the testimony. They had no other business tonight and adjourned at 6:31 p.m. Land Use also closed the testimony.

The meeting went into recess for 20 minutes.

207039: Planning Director submitting an updated amendment to the Zoning Ordinance regarding adult-use marijuana establishments, with an updated map.

Alex Mello from OSPCD distributed a map on proposed marijuana overlay and zoning ordinance amendment.

RESULT:	KEPT IN COMMITTEE
----------------	--------------------------

205244: 15 registered voters proposing an amendment to the Zoning Ordinances by adding a new Ordinance 7.16 regulating certain buildings near heavily trafficked roadways.

The chair spoke with Mr. Proakis this afternoon and has a meeting scheduled next week with some of the people who proposed this amendment. Mr. Bartman stated it will take some time putting some additional text together.

RESULT:	KEPT IN COMMITTEE
----------------	--------------------------

206481: 18 registered voters submitting a proposed Zoning Ordinance amendment to add a new Section 17.8 re: open space requirements for mid-rise and high-rise buildings.

Mr. Bartman hopes to have information for the board next week.

RESULT:	KEPT IN COMMITTEE
----------------	--------------------------

206747: Requesting the adoption of a New Zoning Ordinance (9/2018 update) to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

Ms. Lewis provided an update to the Board and was welcomed in her new role as planning director. She went over an answer to the map density and whether the zoning map seemed racist. She went on to explain how the map got to this point. It started from SomerVision. SomerVision is a balancing act and the community needs and desires affordable housing and increased mobility all within a small city. The city needs to be more creative. About 25% is dedicated to roadways and should the city repurpose the asphalt. The planning staff will talk a lot about open space on December 4th. The neighborhood plans are analyzing the culture of the neighborhood with the physical character of the neighborhood. There are eight different place types that will not be in every neighborhood. The place types are: 1) Regional Center, 2) Urban Center, 3) Local Center, 4) Neighborhood Center, 5) Main Street, 6) Suburban Center, 7) Town Center and 8) Crossroads. Examples were given for each place type. This information is available on the documentation handed out at the start of the meeting. Ms. Lewis talked about the proposed districts such as: Assembly Square and Sullivan Station, Union Square Station. There are some commonalities of high density districts with transformational areas of SomerVision. The areas were generally industrial or vacant land. Mid density areas are usually closer to the neighborhoods. The chair asked about the community process. There were more conversations about racial and social economic balance. Questions were asked if there is a Ball Square neighborhood plan on the list. Question was asked what triggers a neighborhood plan. It was stated that under-utilization of land, land that could be at a higher and better use, will get the neighborhood plan. The plan is completed is based upon staff capacity. Other areas may need to be re-prioritized. Ald. Scott's constituents feel stepped on and were not involved in the plan for Ward 2. Comments from the aldermen state it's clear there is a need for a more neighborhood plans and may need additional staff to get there. Ald. McLaughlin stated there should be fair and equity across all of Somerville and should not put 5 story buildings in one area. He talked about a fear of displacing local businesses. Ald. Hirsch asked about the 130 acres and how we will get there.

RESULT:	KEPT IN COMMITTEE
----------------	--------------------------

COMMITTEE MEETING HANDOUTS

1. Sign-In Sheet
2. Zoning Presentation w/#206747
3. Marijuana Overlay 11.27.18 (with 206285)
4. Ward maps (with 206285)