



# CITY OF SOMERVILLE, MASSACHUSETTS

## CLERK OF COMMITTEES

January 31, 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	
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	
Mary Jo Rossetti	Alderman at Large	Present	
Wilfred N. Mbah	Alderman at Large	Present	

Others present: Members of the Planning Board, George Proakis - OSPCD, Dan Bartman - OSPCD, Charles Sillari - Clerk of Committees.

The meeting took place in the Aldermen's Chamber and was called to order at 6:12 PM by Chairman Davis and adjourned at 8:31 PM.

This meeting was recorded and is available for viewing on the city's website.

The information discussed in this meeting is available at [www.somervillezoning.com](http://www.somervillezoning.com) <<http://www.somervillezoning.com>> along with a civic comment page for feedback.

**The Land Use Committee will meet in a joint meeting with the Planning Board to discuss the drafting technique, document structure, and other technical items related to the proposed ordinance. This is in preparation for a followup meeting on 2/13/18 where the administration will introduce this item, and a public hearing scheduled on 3/13/18 to take public comment on this item.**

**204953: Requesting the adoption of a New Zoning Ordinance (1/2018 update) to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.**

Mr. Bartman discussed the basics of the proposed zoning ordinance and said that March 13, 2018 will be the day for public testimony, however, the public may submit comment now. The Ordinance Structure was written to be more user friendly to the public, making the ordinance easier to understand.

Among the areas discussed were; the regulatory and non-regulatory sections, different types of users of the proposed ordinance and their entry points, the creation of zoning districts, heights of proposed buildings, building types and components, the Use Table, parking, zoning of Brownfield sites, permitted uses, the public hearing notice and publication process, detrimental use, the city's Open Space Plan, administrative procedures, the process of getting a compliance certificate, site plan approval conditions, the impact of development, effects of the new ordinance on existing development projects, the potential risk to existing permits, transformational areas of the city, appealing a site plan approval, special permits for certain types of uses, drawings and photos of buildings used in the proposed code, the Brickbottom neighborhood and the Davis Square Neighborhood Plan. The committee specifically discussed the proposed zoning on Porter Street.

The proposed the new code defends building types but handles use differently. Ways to defend the building types and protect neighborhoods and neighbors will be accomplished in the new ordinance. The idea of allowing property owners to reach the maximum potential of development was discussed, however it is at the discretion of the BOA.

Resident feedback is something that the city has been accustomed to, and ways to allow that feedback to continue were discussed, but it noted that the new code may not allow neighbors to weigh in on projects. The hearing process for site plan approval is built in.

The idea of making urban design decisions beforehand is a goal of the proposed ordinance. The zoning map could be adjusted during the process if there is a need to make changes. Building officials will handle 'by right' uses.

<b>RESULT:</b>	<b>KEPT IN COMMITTEE</b>
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**Handout:**

- Zoning - Document Basics (204953)