



**CITY OF SOMERVILLE, MASSACHUSETTS**  
***MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT***  
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REBECCA LYN COOPER  
GERARD AMARAL, *ALT.*

September 13, 2017

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

Re: Zoning Amendment: 203948:: Proposing an amendment to the Zoning Ordinance map for certain parcels in the Porter Street area.

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 amend the zoning map and rezone certain parcels in the Porter Street area to Residence A.

On September 6, 2017, 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 amendment and to evaluate the amendment in the context of testimony received and information provided by the Planning Staff at the hearing.

**PUBLIC HEARING**

At the public hearing on September 6, 2017, Alderman McWatters and Alderman Niedergang explained their intent in submitting this ordinance as a request of the Porter Street neighborhood to protect the quality of life as Porter Street is under threat of large development and this proposal will protect the character of the area before the anticipated submission of the zoning overhaul.

George Proakis indicated that the intent of the new zoning is to conserve the neighborhoods by creating a Neighborhood Residential (NR) district. Mr. Proakis discussed the circumstances under which applicnats would require a special permit or variance under the current RB zoning, the proposed RA zoning and the new NR zoning in the overhaul. .

A number of members of the public spoke on the ordinance. Many of the residents that live within the area proposed for this zoning change attended the hearing and some spoke in favor of the change while others spoke in opposition. The representative of the owner as well as the owner of 31 Porter Street, a site recently proposed for redevelopment, spoke against the amendment, informing the Board that their potential development is on hold.

The Land Use Committee left the public hearing open for written comments until September 20, 2017.

After the public hearing was closed and after further discussing the ordinance, the Planning Board made a recommendation for the Land Use Committee to consider in their deliberations.

#### RECOMMENDATION

Following due consideration, at the meeting on September 6, 2017, Kevin Prior made a motion to **RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE**. Michael Capuano seconded the motion.

The motion carried 5-0.

Sincerely,



Kevin Prior  
Chair