



CITY OF SOMERVILLE, MASSACHUSETTS

CLERK OF COMMITTEES

September 6, 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	Absent	
Maryann M. Heuston	Ward Two Alderman	Present	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Absent	
Katjana Ballantyne	Ward Seven Alderman	Absent	
John M. Connolly	Alderman At Large	Present	
Mary Jo Rossetti	Alderman at Large	Present	
Dennis M. Sullivan	Alderman At Large	Present	

Others present: All members of the Planning Board, George Proakis - OSPCD, Charles Sillari - Clerk of Committees.

The meeting took place in the Aldermen's Chamber and was called to order at 6:07 PM by Chairman Davis and adjourned at 7:27 PM.

Approval of the May 30, 2017 Minutes

RESULT:	ACCEPTED
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Approval of the May 31, 2017 Minutes

RESULT:	ACCEPTED
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Approval of the June 6, 2017 Minutes

RESULT:	ACCEPTED
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Approval of the June 7, 2017 Minutes

RESULT:

ACCEPTED

Approval of the June 8, 2017 Minutes

RESULT:

ACCEPTED

203708: Requesting the adoption of an amendment of the Zoning Ordinance map to re-zone Emerson Street and a portion of Everett Street to Residence B.

Alderman Heuston explained why this neighborhood needs to be protected, saying she would like to do things to protect the neighborhood until the zoning overhaul takes effect. She worked with the neighborhood and developers on this zoning change because the current zoning makes this neighborhood vulnerable. Alderman Heuston also noted that it is also an historic neighborhood.

RESULT:

KEPT IN COMMITTEE

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

Planning Board Chairman Kevin Prior asked for a presentation. Alderman McWatters said it is a quality of life issue. Porter Street is unique because it has big lots and there has been over development on the street leading to traffic and parking issues. Residents are at their wits end and he wants developers to be responsible. Alderman McWatters said the change will be negligible. Alderman Niedergang supports the change. Mr. Proakis discussed how the zoning in the city allows for certain development and explained how the change would impact certain lots. Building height will be reduced.

Public Hearing opened.

Attorney Richard DiGirolamo spoke on behalf of the owner of 31 Porter Street, who owned the property in 2016, intending on developing it into 8 units. The lot is over 12,000 square feet. Attorney DiGirolamo gave the history of the property and said the developer eventually opted for a 3 unit by right project. He said this proposed amendment is solely stopping a 3 unit by right project and it impacts 80 other projects. He said it is in defiance of long range planning and certainty.

Members of the public spoke on the matter, expressing concerns about the number of exceptions to the rules, parking, density, preservation, loss of the tree canopy and uniqueness of the neighborhood, blocked sunlight and city communication with residents. One property owner opposed to the change said that she doesn't want her ability to develop to be impeded and another is concerned that the city can hurt property owners.

David Keefe gave the history of his proposed development and said that he obtained all the necessary permits. He did cut down trees and will put new trees in to please the neighbors.

The item will remain open for written comments until the close of business on September 20, 2017.

Public Hearing closed.

RESULT:	KEPT IN COMMITTEE
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202852: Requesting the adoption of an amendment to the Zoning Ordinance map to rezone Emerson Street and a portion of Everett Street to Residence B.

RESULT:	KEPT IN COMMITTEE
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203103: Planning Board conveying its recommendations re: #202852 a Zoning Amendment to re-zone Emerson Street and a portion of Everett Street to Residence B.

RESULT:	KEPT IN COMMITTEE
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Handouts:

- Planning Board Agenda
- Recommendation (with 202852)
- Ordinance & Map (with 203708)
- Ordinance & Map (with 203948)
- Summary (with 203948)
- Comments - K Gradowski (with 203948)
- Comments - E Kumin (with 203948) [received prior to the record being closed]
- Comments - N Hamilton (with 203948) [received prior to the record being closed]
- Comments - S Chungi (with 203948) [received prior to the record being closed]