



CITY OF SOMERVILLE, MASSACHUSETTS

CLERK OF COMMITTEES

September 9, 2020
REPORT OF THE LICENSES AND PERMITS COMMITTEE

Attendee Name	Title	Status	Arrived
William A. White Jr.	Chair	Present	
Wilfred N. Mbah	Vice Chair	Present	
Jefferson Thomas ("J.T.") Scott	Ward Two City Councilor	Present	

Others present: Frank Wright - Law, Tom Galligani - OSPCD, Doug Kress - HHS, Nick Antanavica - ISD, Rocco DiRicco - Tufts, Kevin Kraft - Tufts, Khushbu Webber - Legislative Liaison, Peter Forcellese - Legislative Clerk.

The meeting took place virtually via GoToWebinar and was called to order at 6:07 PM by Chairman White and adjourned at 7:43 PM on a roll call vote of 3 in favor (Councilors Scott, Mbah and White), none against and none absent.

Mr. DiRicco addressed the committee regarding the lodging house licenses, all of which are renewals. He noted that all city sign offs have been obtained. He told the committee that Tufts has de-densified the campus, noting that the Government Affairs program will be completely remote. He also stated that 13% of undergrads are taking classes remotely or are taking a gap year. Ventilation systems at the college have been upgraded to federal specs for dealing with the COVID issue. There are presently 3,900 beds available for students, but Associate Dean of Student Affairs Kevin Kraft reported that 3,100 students will be living on campus this fall. Mr. Kraft said that one of the biggest risk areas for de-densification is the number of people using the same bathroom, not necessarily the same dorm room and measures have been put in place to reduce the possible transmission of any potential virus. Students will be tested twice weekly and any person who tests positive will be isolated in a COVID only facility and those who have come in contact with that person will be quarantined. Mr. DiRicco stated that Tufts has been in frequent contact with the city's Health Director, Doug Kress. Mr. Kress stated that the city is working with Tufts on their process but has not endorsed it. Councilor Mbah asked if Tufts has rectified the outstanding deficiencies at 136 Curtis Street and Mr. Long will check with the city's Fire Prevention Department to verify that they have been taken care of. Chairman White will leave this item in committee until an answer is received.

Councilor Scott commented about residents' concerns about parties occurring at some properties and Mr. DiRicco said that SPD and Tufts University Police Department (TUPD) responded to 5 addresses and it was determined that the individuals involved were not Tufts students. Mr. Kraft said that if gatherings of more than 10 people occur, there would be serious consequences, including suspension or expulsion from Tufts. Councilor Scott asked how TUPD determines if offenders are Tufts students and Mr. Kraft said that SPD is also called to respond to these incidents and a determination is made as to whether, or not, the

individuals are Tufts students. Chairman White said that it's immaterial if the individuals are Tufts students or not, saying that the question is, since the properties are Tufts lodging houses, what would be done if a problem occurred at one of them. Councilor Scott asked what the consequences would be for the house hosting an event of more than 10 people and Mr. Kraft said that if students were from another school, those schools would be notified and the individuals could also be issued citations by the police. As for the house, an organization's charter could be suspended or revoked. Councilor Scott noted that 5 on-campus properties directly abut a property where a large party was held and the only information received by the city was that none of the individuals were Tufts students. Mr. Kraft explained that the standard procedure is for the police to identify people through a photo ID, but he said that he can't guaranty that every person is actually identified. Mr. DiRicco said that he would call TUPD to get the correct protocols. Chairman White asked why TUPD would even be called if a property were not affiliated with Tufts. Ms. Webber will reach out to the Police Department about the events at a recent party and will provide the details to the committee. Councilor Scott inquired about the property at 123 Packard Avenue and asked if it was still housing suspended fraternity members. Mr. Kraft said that the property was sold by the fraternity to Tufts as a result of the fraternity's 10-year suspension. Councilor Scott asked if 114 Professors Row was up for renewal since it's not on the list before the committee this evening. Mr. Kraft said that particular property is closed for planned renovation. Councilor Mbah asked if students are currently living in the housing listing on tonight's agenda and Mr. DiRicco said that students are moving into them now. Chairman White spoke about conditioning the licenses on adherence to Tufts' COVID-19 standards and convening a show cause hearing if the terms are violated. Solicitor Wright thinks that the licenses could be conditioned, as such. Chairman White asked Mr. Wright to work with Mr. Kress to draft the appropriate conditioning language to provide the city with a remedy in the event Tufts were to change its COVID policy to one that the city didn't agree with. Mr. Antanavica was asked how a two-week delay would affect students occupying these buildings and he replied that they have passed inspection and there are no health nor safety issues with them and that the occupancy approval would be up to the city. Solicitor Wright will review the city's Code of Ordinances pertaining to lodging houses.

Councilor Scott asked that ISD inspect 114 Professors Row to make sure that it is uninhabited.

Chairman White stated that all items would remain in Committee until the next Committee meeting to be held in two weeks in order to provide time for the various parties to provide the answers to the questions posed by the members.

Approval of the July 8, 2020 Minutes

RESULT:

ACCEPTED

210484: That the Administration work with this Council for a smooth transition of outdoor seating permits when they reach the Council for renewal beyond November 1.

Mr. Galligani explained the process used to deal with the opening of restaurants under the COVID restrictions for outdoor seating. That process is due to expire November 1st of this year. Currently, permitting authority is granted to the Licensing Commission and Chairman White asked if the City Council could grant authority to the Licensing Commission beyond November 1st. Solicitor Wright stated that some issues are still being looked at but he feels that authority could be transferred. Councilor Mbah asked about parking spots used for outdoor seating and whether they are paid for by the restaurants using them and Mr. Galligani said that those fees have been waived by the city. Chairman White asked

how snow plowing would be dealt with and Mr. Galligani stated that meetings are being held with the DPW to work out the details on this.

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

210497: 11 citizens submitting comments re: Tufts plans to re-open its campus in the fall.

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

210504: Renewing Lodging House License, Tufts University, 136 Curtis St.

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

210505: Renewing Lodging House License, Tufts University, 176 Curtis St.

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

210506: Renewing Lodging House License, Tufts University, 90-92-94 Curtis St.

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

210507: Renewing Lodging House License, Tufts University, 12 Dearborn Rd.

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

210508: Renewing Lodging House License, Tufts University, 32 Dearborn Rd.

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

210509: Renewing Lodging House License, Tufts University, 98 Packard Ave.

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

210510: Renewing Lodging House License, Tufts University, 125 Powderhouse Blvd.

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

210511: Renewing Lodging House License, Tufts University, 8 Professors Row.

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

210512: Renewing Lodging House License, Tufts University, 14 Professors Row.

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

210513: Renewing Lodging House License, Tufts University, 28 Professors Row.

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

210514: Renewing Lodging House License, Tufts University, 92 Professors Row.

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

210515: Renewing Lodging House License, Tufts University, 106 Professors Row.

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

210516: Renewing Lodging House License, Tufts University, 56-64 Professors Row.

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

210517: Renewing Lodging House License, Tufts University, 13 Sawyer Ave.

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

210518: Renewing Lodging House License, Tufts University, 37 Sawyer Ave.

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

210519: Renewing Lodging House License, Tufts University, 45 Sawyer Ave.

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

210520: Renewing Lodging House License, Tufts University, 9-11 Sunset Rd.

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

210521: Renewing Lodging House License, Tufts University, 101 Talbot Ave.

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

210522: Renewing Lodging House License, Tufts University, 13-15 Talbot Ave.

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

210523: Renewing Lodging House License, Tufts University, 8 Whitfield Rd.

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

210524: Renewing Lodging House License, Tufts University, 21 Whitfield Rd.

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

210525: Renewing Lodging House License, Tufts University, 15 Whitfield Rd.

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

210526: Renewing Lodging House License, Tufts University, 100 Talbot Ave.

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

210527: Renewing Lodging House License, Tufts University, 45 Talbot Ave.

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

210528: Renewing Lodging House License, Tufts University, 40A-F Latin Way.

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

210529: Renewing Lodging House License, Tufts University, 73 Powderhouse Blvd.

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

210530: Renewing Lodging House License, Tufts University, 29 Latin Way.

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

210531: Renewing Lodging House License, Tufts University, 43 Latin Way.

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

210532: Renewing Lodging House License, Tufts University, 39R Latin Way.

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

210533: Renewing Lodging House License, Tufts University, 75-85 Packard Ave.

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

210534: Renewing Lodging House License, Tufts University, 123 Packard Ave.

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

210535: Renewing Lodging House License, Walnut Hill Properties Theta Chi, 100 Packard Ave.

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

210536: Renewing Lodging House License, Walnut Hill Properties Alpha Phi, 14 Sawyer Ave.

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

210537: Renewing Lodging House License, Walnut Hill Properties Alpha Omicron Pi, 25 Whitfield Rd.

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

210538: Renewing Lodging House License, Walnut Hill Properties Zeta Beta Tau, 126 Packard Ave.

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

210539: Renewing Lodging House License, Alpha Tau Omega, 134 Professors Row.

This property is owned by one of the fraternities at Tufts. Mr. DiRicco said that while it is privately owned, the occupants have to follow all Tufts policies and procedures, including the COVID protocols. Mr. Kraft said that when violations occur, Tufts could take action to close the fraternities.

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

210540: Renewing Lodging House License, Delta Tau Delta, 98 Professors Row.

This property is owned by one of the fraternities at Tufts. Councilor Scott noted that this fraternity has been on suspension for 3 years. Mr. Kraft said that they are not on suspension nor probation any longer, since all issues have been resolved.

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

Handout:

- Tufts Campus party map