



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

March 28, 2018
REPORT OF THE LAND USE COMMITTEE

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

Others present: 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 7:17 PM by Chairman Davis and adjourned at 9:03 PM.

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.

Ald. Rossetti stated that she heard from constituents who feel that the neighborhood meeting process should consist of more than 2 meetings.

Mr. Bartman explained to the committee that an applicant can hold more meetings, however more than 2 are not required. Site plan approval is designed to have all engagement take place before being heard by the planning board. This allows the board to be aware of neighborhood concerns when a proposed development is put in front of it. The required number of meetings does not limit the number of meetings. There are usually more than 2 meetings for most large projects.

The committee discussed what type of development would require site plan approval.

The committee discussed what types of developments would trigger a neighborhood meeting.

The committee discussed the variance process and what would trigger the ability of a property owner to apply for a variance.

The committee discussed the proposed special permit procedure.

Unused entitlement and up-zoning was discussed and how neighborhood meeting would be triggered in such instances.

The committee reviewed the proposed new zoning districts and the impending site plan approval process for such districts.

The committee discussed the special permit time period being extended to 3 years from the current 2 years. Many projects have asked for extensions, therefore 3 years would be consistent with what is happening now.

Most projects today are non-conforming which requires them to appear before the planning board.

The committee discussed how the proposed zoning map is different from the old map. Not every lot in the city is correctly designated on the proposed map and now is the time for property owners to come forward and work these issues out.

The committee discussed reasons why the proposed code would require developers to post bond. An example given was when a developer is issued a C of O in the winter when landscaping requirements may still need to be completed.

Mr. Bartman discussed the goals and the process of site plan approval in the proposed zoning code.

The committee discussed what various types of conditions that could be placed on projects. Impacts can be mitigated to steer away from things that neighbors do not want.

Ald. Davis gave the website where people can comment on the proposed code. He also stated people can contact the Aldermen with comments on the proposed zoning code.

RESULT:	KEPT IN COMMITTEE
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204570: Recommend 35atSummer LLC proposing a zoning amendment to re-zone their property at 3-5 Summer St to NB. This item was recommended for approval on March 27, 2018.

205391: Planning Board submitting recommendations re: #204570, a zoning amendment to re-zone 3-5 Summer Street to NB.

This item was placed on file on March 27, 2018.