



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

LAND USE COMMITTEE
Committee of the Whole

Wednesday - November 15, 2017, 7:30 PM
Aldermanic Chambers, City Hall, 93 Highland Avenue

AGENDA

(Posted online: 11/12/17 at 10:11 AM)

1. **Approval of the September 6, 2017 Minutes**
2. **Public Hearing - (204229) - Zoning Amendment: Medical Marijuana overlay extension**
204229: Requesting an amendment to the Zoning Ordinance extending the time period in which the Medical Marijuana Overlay District remains in effect.
3. **203948:** (McWatters, Niedergang) – Proposing an amendment to the Zoning Ordinance map for certain parcels in the Porter Street area.
4. **204159:** Property owner of 125 Lowell Somerville LLC submitting a proposed zoning map amendment for certain parcels on Lowell Street, Belmont Street, Summer Street, and Highland Avenue.
5. **204233:** Planning Board conveying its recommendations re: #203948, a Zoning Amendment to re-zone parcels in the Porter Street area to Residence A.
6. **204331:** Assistant City Solicitor providing a legal opinion regarding #204159, a proposal by a property owner to amend the zoning map for certain parcels, including one owned by that owner.
7. **195642:** Hala Jadallah submitting comments re: #195247, a proposed zoning ordinance to change all CCD45 and CCD55 zoning districts in Ward 4 to RC zoning districts.
8. **199429:** (White Jr.) – That the Director of SPCD (Planning) provide copies of the proposed new zoning public comments to all Aldermen, within 3 weeks.

9. **199430:** (White Jr.) – That the Director of SPCD (Planning) provide the responses to the proposed new zoning public comments to this Board by August 21.
10. **201843:** Requesting an amendment to the Zoning Ordinance to create a new "CCD-55 Commercial" subdistrict, a new "CCD-45 Commercial" subdistrict, a new Section 5.8: Coordinated Development Special Permit, a new Section 6.7: Union Square Overlay District, and to make related changes to Article 5 and the Zoning Map.
11. **202235:** 138 voters requesting a Public Hearing on Community Benefits Agreements and their potential to address displacement and uphold community values.
12. **202303:** Union United submitting comments re: #201843, Union Sq zoning.
13. **202304:** Bill Cavellini submitting comments re: #201843, Union Sq zoning.
14. **202320:** Ed Marakovitz submitting comments re: #201843, Union Sq zoning.
15. **202357:** (Heuston) – That the City Solicitor appear before the Land Use Committee to explain the threshold that would require a new notice and hearing.
16. **202358:** (Niedergang) – That a formula business restriction be added to the Union Square zoning amendment.
17. **202392:** Melissa Lowitz submitting comments re: #201843, Union Sq zoning.
18. **202393:** 24 Action Network members submitting comments re: #201843, Union Sq zoning.
19. **202394:** 12 Union Square business owners and 1 resident submitting comments re: #201843, Union Sq zoning.
20. **202395:** 115 signers to a Chamber of Commerce petition submitting comments re: #201843, Union Sq zoning.
21. **202396:** Green and Open Somerville submitting comments re: #201843, Union Sq zoning.
22. **202397:** Union Square Main Streets submitting comments re: #201843, Union Sq zoning.
23. **202398:** State Representative Denise Provost submitting comments re: #201843, Union Sq zoning.

24. **202399:** Wig Zamore submitting comments re: #201843, Union Sq zoning.
25. **202410:** Planning Board conveying its recommendations re: #201843, a proposed Zoning Amendment for Union Square.
26. **202481:** Fr. Richard Curran submitting comments re: #202235, a Community Benefits Agreement for Union Sq.
27. **202482:** Evan Cook submitting comments re: #202235, a Community Benefits Agreement for Union Sq.
28. **202494:** Danielle Dupre submitting comments re: #202235, a Community Benefits Agreement for Union Sq.
29. **202554:** Assistant City Solicitor responding to #202357 re: the public hearing threshold when proposed zoning ordinance amendments are approved.
30. **202578:** Gary Trujillo submitting comments re: #202235, a Community Benefits Agreement for Union Sq.
31. **202579:** Andrew Stuntz and David Tisel submitting comments re: #202235, a Community Benefits Agreement for Union Sq.
32. **202580:** John Boney submitting comments re: #202235, a Community Benefits Agreement for Union Sq.
33. **202852:** (Heuston) – Requesting the adoption of an amendment to the Zoning Ordinance map to rezone Emerson Street and a portion of Everett Street to Residence B.
34. **203049:** Lauren Mucci submitting comments re: #202853, Union Sq zoning.
35. **203050:** Mara Vorhees submitting comments re: #202853, Union Sq zoning.
36. **203051:** Brandon Hanks submitting comments re: #202853, Union Sq zoning.
37. **203100:** Planning Board conveying its recommendations re: #202853, an updated amendment to the Zoning Ordinance to create a new CCD-55 and CCD-45 Commercial sub-districts, a new Coordinated Development Plan Special Permit, a new Union Square Overlay District, and related changes to Article 5 and the Zoning Map.

38. **203102:** Planning Board conveying its recommendations re: #202854 a Zoning Amendment to adjust the definition of Net Floor Area, clarify affordable housing requirements in RA and RB districts, and confirm the process to approve subdivisions, lot splits, lot mergers and lot line adjustments.
39. **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.
40. **203193:** Briana Weisgerber submitting comments re: #202853, Union Sq zoning.
41. **203194:** Lou Carrier submitting comments re: #202853, Union Sq zoning.
42. **203195:** Diane Goodwin Papadakos submitting comments re: #202853, Union Sq zoning.
43. **203196:** Ravi Sapkota submitting comments re: #202853, Union Sq zoning.
44. **203197:** Poonam Sapkota submitting comments re: #202853, Union Sq zoning.
45. **203198:** Emily Reichert submitting comments re: #202853, Union Sq zoning.
46. **203199:** Adam Dash submitting comments re: #202853, Union Sq zoning.
47. **203200:** Union United submitting comments re: #202853, Union Sq zoning.
48. **203201:** Sean Selby submitting comments re: #202853, Union Sq zoning.
49. **203202:** John Wiseman submitting comments re: #202853, Union Sq zoning.
50. **203203:** Andrea Morton submitting comments re: #202853, Union Sq zoning.
51. **203204:** Robert Arnold submitting comments re: #202853, Union Sq zoning.
52. **203205:** Sandra McGoldrick submitting comments re: #202853, Union Sq zoning.
53. **203206:** Tom Bent submitting comments re: #202853, Union Sq zoning.
54. **203207:** Sarah Rodewald submitting comments re: #202853, Union Sq zoning.

55. **203208:** Don Hughes submitting comments re: #202853, Union Sq zoning.
56. **203209:** Peter Quinn submitting comments re: #202853, Union Sq zoning.
57. **203210:** Michael Winston submitting comments re: #202853, Union Sq zoning.
58. **203211:** Charles McKenzie submitting comments re: #202853, Union Sq zoning.
59. **203212:** Claudia Robaina submitting comments re: #202853, Union Sq zoning.
60. **203213:** Somerville Chamber of Commerce submitting comments re: #202853, Union Sq zoning.
61. **203214:** Elio LoRusso submitting comments re: #202853, Union Sq zoning.
62. **203215:** Ben Holmes submitting comments re: #202853, Union Sq zoning.
63. **203216:** Union Square Station Associates submitting comments re: #202853, Union Sq zoning.
64. **203528:** Director of SPCD conveying the phasing provisions of the Master Land Disposition Agreement between the Redevelopment Authority and Union Square Station Associates.
65. **203555:** The Chamber of Commerce, Union Square Main Streets, and Somerville Local First submitting comments re: the Union Sq proposed zoning, the US2 Covenant, and the Community Benefits Ordinance.
66. **203643:** Jen Brown submitting comments re: #202853, Union Sq zoning.
67. **203682:** 73 residents submitting comments re: #202853, Union Sq zoning.
68. **203683:** Renee Scott and Tori Antonino submitting comments re: #202853, Union Sq zoning.
69. **203684:** Katherine Widmer submitting comments re: #202853, Union Sq zoning.
70. **203685:** Wig Zamore submitting comments re: #202853, Union Sq zoning.

71. **203686:** Pennie Taylor submitting comments re: #202853, Union Sq zoning.
72. **203687:** Mike Gintz submitting comments re: #202853, Union Sq zoning.
73. **203688:** Wig Zamore submitting further comments re: #202853, Union Sq zoning.