



CITY OF SOMERVILLE, MASSACHUSETTS  
CLERK OF COMMITTEES

November 15, 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	Present	
Maryann M. Heuston	Ward Two Alderman	Absent	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Absent	
Katjana Ballantyne	Ward Seven Alderman	Present	
Mary Jo Rossetti	Alderman at Large	Present	
John M. Connolly	Alderman At Large	Present	
Dennis M. Sullivan	Alderman At Large	Absent	

Others present: Members of the Planning Board, George Proakis - OSPCD, Annie Connor - Legislative Liaison, Rositha Durham - Clerk of Committees.

This Joint Meeting with the Planning Board took place in the Aldermanic Chamber and was called to order at 7:30 PM by Chairman Davis and adjourned at 8:15 PM.

**Approval of the September 6, 2017 Minutes**

<b>RESULT:</b>	<b>ACCEPTED</b>
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**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.**

The Planning Board voted to approve the date change from 2017 to 2018 and will submit its recommendation to the BOA for approval. Mr. Proakis will be creating a recreation marijuana study period soon. Alderman Rossetti spoke about having a similar item in the Legislative Matters Committee.

<b>RESULT:</b>	<b>KEPT IN COMMITTEE</b>
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**203948: Proposing an amendment to the Zoning Ordinance map for certain parcels in the Porter Street area.**

Aldermen McWatters and Niedergang discussed the issue of new townhouses in this area and said that the area has been inundated with new development. Alderman Rossetti recalled conversations with residents wanting to preserve the neighborhood.

<b>RESULT:</b>	<b>APPROVED</b>
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**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.**

See discussion of item 204331.

<b>RESULT:</b>	<b>KEPT IN COMMITTEE</b>
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**204233: Planning Board conveying its recommendations re: #203948, a Zoning Amendment to re-zone parcels in the Porter Street area to Residence A.**

See discussion of item 203948.

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**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.**

The City Solicitor could not attend this meeting and will be asked to attend the next meeting, scheduled for December 6, 2017.

<b>RESULT:</b>	<b>KEPT IN COMMITTEE</b>
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**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.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**199429: That the Director of SPCD (Planning) provide copies of the proposed new zoning public comments to all Aldermen, within 3 weeks.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**199430: That the Director of SPCD (Planning) provide the responses to the proposed new zoning public comments to this Board by August 21.**

**RESULT: WORK COMPLETED**

**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.**

**RESULT: WORK COMPLETED**

**202235: 138 voters requesting a Public Hearing on Community Benefits Agreements and their potential to address displacement and uphold community values.**

**RESULT: WORK COMPLETED**

**202303: Union United submitting comments re: #201843, Union Sq zoning.**

**RESULT: WORK COMPLETED**

**202304: Bill Cavellini submitting comments re: #201843, Union Sq zoning.**

**RESULT: WORK COMPLETED**

**202320: Ed Marakovitz submitting comments re: #201843, Union Sq zoning.**

**RESULT: WORK COMPLETED**

**202357: That the City Solicitor appear before the Land Use Committee to explain the threshold that would require a new notice and hearing.**

**RESULT: WORK COMPLETED**

**202358: That a formula business restriction be added to the Union Square zoning amendment.**

**RESULT: WORK COMPLETED**

**202392: Melissa Lowitz submitting comments re: #201843, Union Sq zoning.**

**RESULT: WORK COMPLETED**

**202393: 24 Action Network members submitting comments re: #201843, Union Sq zoning.**

**RESULT: WORK COMPLETED**

**202394: 12 Union Square business owners and 1 resident submitting comments re:**

**#201843, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202395: 115 signers to a Chamber of Commerce petition submitting comments re: #201843, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202396: Green and Open Somerville submitting comments re: #201843, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202397: Union Square Main Streets submitting comments re: #201843, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202398: State Representative Denise Provost submitting comments re: #201843, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202399: Wig Zamore submitting comments re: #201843, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202410: Planning Board conveying its recommendations re: #201843, a proposed Zoning Amendment for Union Square.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202481: Fr. Richard Curran submitting comments re: #202235, a Community Benefits Agreement for Union Sq.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202482: Evan Cook submitting comments re: #202235, a Community Benefits Agreement for Union Sq.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202494: Danielle Dupre submitting comments re: #202235, a Community Benefits Agreement for Union Sq.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202554: Assistant City Solicitor responding to #202357 re: the public hearing threshold when proposed zoning ordinance amendments are approved.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202578: Gary Trujillo submitting comments re: #202235, a Community Benefits Agreement for Union Sq.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202579: Andrew Stuntz and David Tisel submitting comments re: #202235, a Community Benefits Agreement for Union Sq.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**202580: John Boney submitting comments re: #202235, a Community Benefits Agreement for Union Sq.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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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.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203049: Lauren Mucci submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203050: Mara Vorhees submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203051: Brandon Hanks submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**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.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**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.

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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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.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203193: Briana Weisgerber submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203194: Lou Carrier submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203195: Diane Goodwin Papadakos submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203196: Ravi Sapkota submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203197: Poonam Sapkota submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203198: Emily Reichert submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203199: Adam Dash submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203200: Union United submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203201: Sean Selby submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203202: John Wiseman submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203203: Andrea Morton submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203204: Robert Arnold submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203205: Sandra McGoldrick submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203206: Tom Bent submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203207: Sarah Rodewald submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203208: Don Hughes submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203209: Peter Quinn submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203210: Michael Winston submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203211: Charles McKenzie submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203212: Claudia Robaina submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203213: Somerville Chamber of Commerce submitting comments re: #202853, Union Sq**

zoning.

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203214: Elio LoRusso submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203215: Ben Holmes submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203216: Union Square Station Associates submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203528: Director of SPCD conveying the phasing provisions of the Master Land Disposition Agreement between the Redevelopment Authority and Union Square Station Associates.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**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.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203643: Jen Brown submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203682: 73 residents submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203683: Renee Scott and Tori Antonino submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203684: Katherine Widmer submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203685: Wig Zamore submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203686: Pennie Taylor submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203687: Mike Gintz submitting comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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**203688: Wig Zamore submitting further comments re: #202853, Union Sq zoning.**

<b>RESULT:</b>	<b>WORK COMPLETED</b>
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