



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

June 4, 2015

REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Dennis M. Sullivan	Chair	Present	
Mark Niedergang	Vice Chair	Present	
William A. White Jr.	Alderman At Large	Present	
Maryann M. Heuston	Ward Two Alderman	Absent	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Present	
Rebekah L. Gewirtz	Ward Six Alderman	Absent	
Mary Jo Rossetti	Alderman at Large	Present	
John M. Connolly	Alderman At Large	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	
Matthew McLaughlin	Ward One Alderman	Present	

Others present: George Proakis - OSPCD

1. Approval of the May 6, 2015 Minutes

RESULT:	ACCEPTED
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198429: Requesting the adoption of a New Zoning Ordinance (updated) to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

Mr. Proakis informed the committee that the information previously requested should be available by the end of August, at the latest, and added that consultants have been identified for the requested study areas. The report of public comments will be provided as soon as it's ready, and Mr. Proakis said that it's taking some time because OSPCD wants to be sure that the information is accurate. He wants to get a schedule in place this summer for the fall/winter meetings and said that OSPCD took the hot issue topics and set meetings around them. OSPCD feels the need to move into the public process and he would like to have the information compiled and analyzed for each topic prior to that topic's workshop.

Members discussed the difficulty in moving ahead with more zoning discussions without the public comment report but agreed that since the current draft is about to expire, it would be acceptable to most members if the requested data is provided to committee prior to first workshop. Members suggested changing the order of meeting topic on the proposed schedule.

Alderman Rossetti made known her desire to have the public comment data July to provide ample time for members to review them. Chairman Sullivan said that the proposed timeline would work and provide a predictable schedule, adding that if the requested information is received 3-4 weeks before the workshops, members should have enough time to review the material. Alderman White suggested that members be provided with a guide prior to an anticipated meeting to discuss types of zoning.

Alderman White's motion that the Planning Department provide copies of the public comments to all aldermen, within 3 weeks, was approved.

Alderman White's motion that the Planning Department provide its responses to the public comments to the Board of Aldermen by August 21st, was approved.

RESULT:	KEPT IN COMMITTEE
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198472: That the Land Use Committee, during the upcoming zoning overhaul review, examine whether a provision should be added for universities to obtain a special permit before operating housing outside a University District.

RESULT:	KEPT IN COMMITTEE
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198542: That the Director of SPCD apply an economic modeling construct to the proposed zoning ordinance to demonstrate the likely economic impacts on commercial development, jobs, housing, and other factors.

RESULT:	KEPT IN COMMITTEE
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198638: That the Director of SPCD (Planning) inform this Board in writing by March 30 of the number of additional dwelling units allowed under the proposed zoning ordinance.

RESULT:	KEPT IN COMMITTEE
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198639: That the Director of SPCD (Planning) submit a plan by March 30 that identifies how the proposed zoning ordinance will affect the zoning of city owned buildings.

RESULT:	KEPT IN COMMITTEE
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198640: That the Director of SPCD (Planning) submit by March 30 an implementation plan for how the new proposed zoning ordinance relates to water and sewer, other infrastructure changes, police and fire personnel capacity, and public safety buildings.

RESULT:	KEPT IN COMMITTEE
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198641: That the Director of SPCD and the City Solicitor advise this Board in writing by March 30 whether the proposed zoning ordinance complies with state law regarding the co-habitation of 4 unrelated adults and how much authority a municipality has in this regard.

RESULT:	KEPT IN COMMITTEE
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198642: That the Director of SPCD (Planning) discuss with this Board by April 15 a requirement for Institutional Master Plans as part of the proposed zoning ordinance.

RESULT:	KEPT IN COMMITTEE
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198704: That the Director of SPCD (Planning) advise by zoning district (i.e. NR, UR, 3MU) the increase in housing density (e.g. RA & RB change into NR), what is the increase in housing units in the proposed new zoning districts.

RESULT:	KEPT IN COMMITTEE
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198922: That the Directors of SPCD and Traffic and Parking conduct a transportation and parking analysis of the proposed zoning ordinance and explain the impact of parking changes to residents.

RESULT:	KEPT IN COMMITTEE
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