



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

March 27, 2018
REPORT OF THE LAND USE COMMITTEE

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

Others present: George Proakis - OSPCD, Dan Bartman - OSPCD, Atty. Adam Dash, Charles Sillari - Clerk of Committees.

The meeting took place in the Aldermen's Chamber and was called to order at 6:07 PM by Chairman Davis and adjourned at 9:05 PM.

Approval of the February 27, 2018 Minutes

RESULT:	ACCEPTED
----------------	-----------------

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. Davis discussed how his committee will review the proposed zoning ordinance.

The committee discussed the period in which written comments will be accepted.

The committee estimates that they may be ready to vote on this item by the end of May 2018.

Mr. Bartman stated that the planning department would like an end date in which to received written comments from constituents so that the planning department will have ample time to review them and work them in to the ordinance.

Mr. Bartman discussed the various parts of Section 15 and how a person can utilize this chapter to navigate through the zoning process. The term “building official” was discussed by the committee and who is considered a building official.

The committee discussed the neighborhood meeting process of the proposed ordinance. The location of said meetings and ADA accessibility was discussed along with various ways in which constituents can be notified of the meetings. They also discussed various ways in which the city can compile a list of residents to be contacted. Various ways of giving public notice were discussed from publishing in newspapers to posting on the city website.

The committee discussed the design review process of the proposed ordinance as well as design review guidelines.

Mr. Proakis stated that the new zoning ordinance may call for the need of an additional staff member in his department.

Mr. Bartman explained that the proposed ordinance will require a Certificate of Zoning Compliance which the city currently does not have.

The committee discussed the process of constituents requesting changes to the proposed zoning atlas.

Constituent comments will be available on the website and if a member of the board would like a copy printed out it will be provided.

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

204570: 35atSummer LLC proposing a zoning amendment to re-zone their property at 3-5 Summer St to NB.

Ald. White and Mbah recused themselves

Ald. Davis gave a brief summary of the discussion of this matter at the last Land Use meeting. The committee discussed getting a written commitment to make sure the proposed units at the subject property will remain under market value.

Ald. Davis clarified that the decision being made this evening is for the change of the zoning regardless of any outside agreements.

Atty Dash explained that there will be a deed restriction making sure the units at the subject property will remain below market in perpetuity.

RESULT:	APPROVED
----------------	-----------------

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

RESULT:	PLACED ON FILE
----------------	-----------------------

Handout:

- Section 15 - Administration (with 204953)