



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

December 9, 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	

Others present: Alderman Matt McLaughlin, Alderman Tony Lafuente, Alderman Mary Jo Rossetti, Alderman John Connolly, Alderman Robert McWatters, Alderman Elect Lance Davis, George Proakis - OSPCD, Planning Board Members, Charles Sillari - Clerk of Committees

The meeting took place in the Aldermen's Chamber and was called to order at 6:00 PM by Alderman Sullivan and adjourned at 8:45 PM.

Document List:

- Letter AP (with 200102)
- Letter CK (with 200102)
- Letter PL (with 200340)
- Letter GH (with 200340 and 200102)
- Letter Mayor (with 200340)
- Maps (with 200340)

Public Hearing: 200102 - Inclusionary Housing

Several individuals spoke on this item and expressed their thoughts on the following areas:

- The city cannot count on the Green Line Extension
- The proposal would enrich the city
- 50% of kindergarteners leave the city before reaching the eight grade
- Gentrification issues
- Affordability
- Lack of housing
- The amount of development in the city
- Inability to find affordable housing
- Millennials are being priced out of the market

- Development will not suffer
- Fear of being displaced
- The level should be higher than 20%
- The proposal is feeble
- Implement a 1% transfer tax

Mr. Paul Scapicchio stated that increasing the level to 20% will cause developers to charge more, leaving the middle class out.

Alderman McLaughlin stated that there have been enough studies and something needs to happen now. He read a statement from Alderman Ballantyne in support of the proposal.

Alderman Rossetti totally supports the proposal and wants to move on it now.

Alderman White stressed that this proposal would not negatively affect the owners of 2 and 3 family houses. It would impact developers and owners of land that is ripe for development.

The Planning Board will leave the record open until February 11, 2016 and will schedule a vote on the item for February 18, 2016.

Public Hearing: 200340 - Medical Marijuana Zoning Temporary Overlay - 2

Several individuals spoke on this item and expressed their thoughts on the following areas:

- Zoning recommendations
- Consideration of other areas
- Proposed locations
- Patient convenience
- Accessibility of locations
- Adding a facility in Davis Square
- Generation of tax revenue to the city

Alderman McLaughlin read into the record that dispensaries should be allowed in squares and well lit areas.

200102 - 11 registered voters proposing a Zoning Ordinance for Inclusionary Housing, with a petition from 511 citizens supporting an inclusionary zoning ordinance amendment and a revised application process.:

Mr. Fred Berman spoke about the reasoning behind the proposal and the need for diversity and families. He gave reasons why the city should wait for the zoning overhaul, adding that he doesn't want developers to try to beat the new law.

Alderman White expressed concern about luxury housing and requested an in depth analysis of the turnover in rental units.

Alderman Niedergang expressed his support for the proposal.

Mr. Proakis discussed how the city's success has made it difficult for families and said that the city is committed to the idea, but that studies need to be done before the BOA acts on the proposal. He fears that a building moratorium may cause developers to go elsewhere. Mr. Proakis spoke about ordinances in other parts of the country.

Planning Board member Michael Capuano expressed his concern over affordability and said that he does not want to have any more studies. Planning Board member Joseph Favaloro expressed his frustration over nothing getting accomplished.

RESULT:**KEPT IN COMMITTEE**

200340 - Requesting approval of an updated amendment to Zoning Ordinance 7.15 Re: Medical Marijuana Treatment Facilities.:

Alderman White requested that Mr. Proakis provide the Board of Aldermen with "precise language" and buffer issues. He also suggested that the record be kept open for a couple of weeks.

RESULT:**KEPT IN COMMITTEE**