



## CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

November 1, 2016  
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	Absent	
Maryann M. Heuston	Ward Two Alderman	Present	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	
John M. Connolly	Alderman At Large	Absent	
Dennis M. Sullivan	Alderman At Large	Present	
Mary Jo Rossetti	Alderman at Large	Present	

Others present: George Proakis - OSPCD, Dan Bartman. Wig Zamore, Carson Bice, Tim Snyder - Mayor's Office, Charles Sillari - Clerk of Committees. Alderman McLaughlin was unable to attend this meeting due to his attendance at a Ward 1 ResiStat meeting.

The meeting took place in the Somerville High School Library and was called to order at 6:15 PM by Alderman Niedergang and adjourned at 8:44 PM.

### Approval of the October 18, 2016 Minutes

<b>RESULT:</b>	<b>ACCEPTED</b>
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### Approval of the October 25, 2016 Minutes

<b>RESULT:</b>	<b>ACCEPTED</b>
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**200787: Proposing a new Article 16B in the city's Zoning Ordinances, with attendant Zoning Map changes, to establish a minimum mixed use ratio in designated areas.**

See discussion of 201843.

**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.**

Mr. Proakis discussed the core area goals of the Union Square Neighborhood Plan. Possible revenue from development was discussed. The fiscal impact study will be ready in the near future. The Planning Board will meet on the items and if they make a recommendation it will be submitted to the BOA.

Ald. Ballantyne asked for an update on the requested financial analysis and Mr. Proakis stated it is being worked on and will be ready soon, and also spoke about how the Planning Board recommendation process is designed. Alderman Niedergang hopes the analysis will be ready by mid January. Alderman Heuston and Mr. Proakis discussed the possibility of new notice and hearings. Alderman Rossetti asked about building types and MMUR timing.

Alderman Heuston's motion *that the City Solicitor appear before the Land Use Committee to explain the threshold that would require a new notice and hearing*, was approved.

Mr. Bise discussed the differences between fiscal impact studies and economic impact studies. Fixed costs, levels of service, infrastructure capacity, impacts on elementary and high schools, pedestrian circulation, open space, incremental development and the need for a new fire station was discussed. He also stated that residential development must come before retail development. Mr. Bise said his study is based on 100% tax funding however some costs could be enterprise funded. Affordable housing will create 254 units. Office space and retail space was discussed. The average assessed value is \$190k per unit. Alderman Niedergang believes that figure is low. The study shows a net annual revenue of \$5.1 million per year. There will be a deficit at first, due to infrastructure work.

(The study is based on 30 years, however at first, the presentation said 20 years.)

Capital expenditures vs. Operating expenditures were discussed. The operating budget will have a surplus. It is based on current bond rates. Mr. Bise explained that most municipalities do not test for fiscal sustainability. Alderman White asked about the underpinnings of cost assumptions and Mr. Proakis will provide the information. Alderman Sullivan asked for a break even density number.

Alderman Heuston explained that the infrastructure in the city is old but we make it work. She also said that Boynton Yards is an important part of the plan and she expressed concerns about burdens on the taxpayer. Alderman Lafuente asked why Boynton Yards will not be all commercial. Mr. Proakis said that 60/40 commercial to residential is ideal, since blending commercial and residential is best for the city. Suburban type office parks don't work.

Alderman Lafuente said that he doesn't agree. Mr. Proakis is happy to discuss this and used Kendall Square as an example, where residential is being put in.

Alderman Ballantyne expressed concerns about creating zoning for one particular developer and Alderman White discussed eminent domain. Chairman Davis would like to look at large open spaces and Mr. Proakis referred to the Neighborhood Plan. Off site open space, affordable housing and formula business restrictions were discussed.

Alderman Niedergang's motion **that a formula business restriction be added to the Union Square zoning amendment**, was approved.

Alderman Rossetti requested a report on the number of registered vehicles in the city.

Mr. Proakis discussed creating a better web presence for constituents where they can find relevant documents.

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

- Tischler Bise Presentation (with 201843)
- Union Sq Overlay - Presentation #3 (with 201843)