



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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March 16, 2015

The Honorable Board of Aldermen
City Hall
93 Highland Avenue
Somerville, MA 02143

Re: An ordinance amending the zoning ordinance of the City of Somerville to limit the amount of increase in the gross floor area for the conversion of a single-family or two-family dwelling in those circumstances where a special permit is required.

Dear Honorable Board of Aldermen:

In keeping with its lawful responsibilities, the Planning Board submits to your Honorable Board its recommendation on an ordinance to reduce the by-right gross floor area from 25% to 15%. This amendment was addressed in a staff report provided to your honorable board dated March 5, 2015.

On March 5, 2015, at 6:00 p.m. the Planning Board and Land Use Committee of the Board of Aldermen jointly held a duly advertised public hearing in the Aldermanic Chambers in City Hall. The purpose of the hearing was to solicit public comments on the proposed amendments and to evaluate the amendments in the context of testimony received and the findings and analysis of the Planning Staff.

This report from the Planning Board to the Board of Aldermen will focus on the discussion at the March 5, 2015 meeting and its final recommendation.

DISCUSSION DURING HEARING

At the public hearing on March 5, 2015, Chris Korta, one of the thirteen registered voters that submitted the amendment, explained the proposal as a way to end the 'McMansionization' of Somerville. Planning Staff explained, via the staff report, that the zoning overhaul would not allow additions of this size in the future.

The Board understood the constituents concerns but felt that the new zoning ordinance would address these issues.

No constituents appeared to speak during the public hearing.

PLANNING BOARD RECOMMENDATION

Following due consideration, Kevin Prior made a motion to refer the issue of gross floor area to the zoning advisory committee. Dorothy Kelly Gay seconded the motion, which carried 5-0.

The Land Use Committee closed the written record on March 5, 2014.

Sincerely,



Kevin Prior
Chair