



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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MICHAEL A. CAPUANO, ESQ.
DANA LEWINTER, ALT.

November 24, 2010

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

Re: An ordinance amending the Somerville Zoning Ordinance to modify the parking requirements in Article 9 for the Large Retail and Service Cluster in the Corridor Commercial Districts (CCD) and Transit Oriented Districts (TOD).

Dear Honorable Board of Aldermen:

In keeping with its lawful responsibilities, the Planning Board submits to your Honorable Board its recommendation on proposed amendments to the large retail and service cluster parking requirements in the Commercial Districts (CCD) and Transit Oriented Districts (TOD).

On November 4, 2010, at 6:00 p.m. the Planning Board held a duly advertised public hearing jointly with your Board's Land Use Committee in the Aldermanic Chambers, City Hall, 93 Highland Avenue. 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. The Planning Board voted to recommend **APPROVAL** of the proposed amendments as recommended by Planning Staff.

FORMAT OF REPORTS

These amendments were addressed in an initial staff report provided to your honorable board on September 23, 2010, with the initial version of the proposed amendments.



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No one from the public testified in favor of the amendment and three people testified in opposition. Public comment centered around concern that increases in parking requirements would encourage more automobile traffic and discourage transit-oriented development, while there was an acknowledgement that the waiver by special permit would serve as an incentive to encourage mixed-use projects as an alternative to single-use large scale retail developments.

PLANNING BOARD RECOMMENDATION

Following discussion, Kevin Prior, Chair, made a motion to approve the proposed amendment. Michael A. Capuano seconded the motion, which carried 5-0.

The Planning Board recommends APPROVAL of the attached zoning amendment.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Prior". The signature is written in a cursive, flowing style.

Kevin Prior
Chair