

SOMERVILLE RESIDENTS FOR SENSIBLE DEVELOPMENT

March 7, 2010

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

RE: Zoning Ordinance Amendments

Ladies & Gentlemen:

In accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws we, the undersigned ten (10) registered voters of the city of Somerville, herewith submit for your consideration and action, the within described amendments to the Somerville zoning ordinance, as follows:

- 1.) An Ordinance Requiring the Submission of a Pro Forma Financial Analysis to the Special Permit-Granting Authority;
- 2.) An Ordinance Prohibiting the Location of Certain Residential Uses Within One Hundred-Fifty Feet of an Active Railroad Right-of-Way Grade Crossing;
- 3.) An Ordinance Prohibiting the Use of Tandem Parking When Seeking Approval for Any Off-Street Parking Plan.

We submit these proposed zoning ordinances as part of our continuing effort to identify areas for improvement in Somerville's principal zoning policy document and to present you with reasonable policy proposals.

As was the case with our initial submission, we will anticipate a thorough review of our proposed ordinances by the planning board and your land use committee, followed by a vigorous debate on the merit of our proposals. We look forward to a continuing dialogue as we seek to reach common ground leading to a refined and improved zoning ordinance, which will benefit all Somerville neighborhoods and residents equally.

CITY CLERK'S OFFICE
CITY OF SOMERVILLE, MA

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Thank you for your consideration.

Sincerely,
Somerville Residents for
Sensible Development
("SOMESENSE")

By:


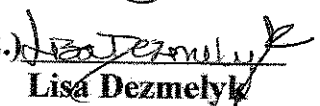




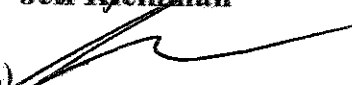
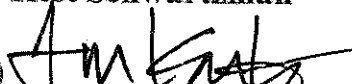


A handwritten signature in black ink, appearing to read "Teresa L. Swartzel". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Teresa L. Swartzel
80 Nazareno Properzi Way
Somerville, MA 02143

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ZONING ORDINANCES SUBMISSION

CITY CLERK'S OFFICE
SOMERVILLE, MA

	NAME	STREET	WD	PCT	DS
✓ 1.)	 Lucy Borodkin	27 Milton Street	6		3/10/10
✓ 2.)	 Lisa Dezmelyk	16 Hawthorne Street	6		3/14/10
✓ 3.)	 David Guss	72 Rev. Nazareno ^{Properzi} Way	2		3/8/10
✓ 4.)	 Stacey Khosla	7 Hanson Street	2		3/14/10
✓ 5.)	 Ragav Khosla	7 Hanson Street	2		3/14/10
✓ 6.)	 Jeff Kleinman	3 Hanson Street	2		3/14/10
✓ 7.)	 Kest Schwartzman	55 Rev. Nazareno Properzi Way	2		3/14/10
✓ 8.)	 Teresa L. Swartzel	80 Rev. Nazareno Properzi Way	2		3/14/10
✓ 9.)	 Josef Dustin Tracy	55 Rev. Nazareno Properzi Way	2		3-14-10
✓ 10.)	 Katherine Wheeler	72 Rev. Nazareno Properzi Way	2		3/8/10

WD= Ward PC=Precinct DS=Date Signed



CITY OF SOMERVILLE, MASSACHUSETTS
BOARD OF ELECTION COMMISSIONERS

JOSEPH A. CURTATONE
MAYOR

March 23, 2010

John J Long
City Clerk
Somerville City Hall
93 Highland Avenue
Somerville, Ma 02143

Dear Mr. Long:

We hereby certify that the petition given to us by your office contains the names of ten (10) registered Somerville voters designated as such by a red check mark to the left of the name.

BOARD OF ELECTION COMMISSIONERS

*Michael P. Salerno
Anthony DiStefano
Ann M. T. Goff
Dm M. Kulis*



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EMAIL: elections@somervillema.gov • www.somervillema.gov

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CITY CLERK'S OFFICE
CIVIL SERVICE

AN ORDINANCE REQUIRING THE SUBMISSION
OF A *PRO FORMA* FINANCIAL ANALYSIS TO THE
SPECIAL PERMIT-GRANTING AUTHORITY
FOR ALL DEVELOPMENT PROJECTS CONTAINING
TEN OR MORE DWELLING UNITS OR TEN THOUSAND
OR MORE GROSS SQUARE FEET OF FLOOR SPACE

Be it ordained by the Board of Aldermen, in session assembled, as follows:

SECTION 1. Sections 5.1.2 and 5.2.3. of Article 5 of the zoning ordinance are hereby amended by inserting, immediately after subparagraph 4., in each section, two new sub-paragraphs denominated 4 a. and 4 b., as follows:

4 a. for all projects containing ten or more dwelling units or ten thousand or more gross square feet of floor space, a *pro forma* financial analysis of the proposed project, which shall include: i.) the sources and methods of financing, ii.) the full identity with name, address and phone number, of every person or entity providing debt or equity and the amount of each, iii.) amortization schedules for all borrowed funds and the interest rate(s) to be paid, iv.) identification of all federal, state and local programs that will be relied upon to provide financing of any type, including, construction, bridge or permanent financing, whether by grant, loan or subsidy and including without limitation, any ongoing rental subsidy to be provided to the project, the aggregate amount of such subsidy, its length, terms and conditions, v.) the estimated total construction cost with a detailed breakdown of so-called hard and soft costs, vi.) the identity of the proposed general contractor or construction manager, vii.) the estimated length of construction, including proposed start, completion and occupancy dates for the project.

4 b. for all projects containing ten or more dwelling units or ten thousand or more gross square feet of floor space, i.) an outline of the previous experience of the development team, which shall include projects of a similar type and size, ii.) a list of

references who can verify such experience, with title, address and phone number for each, c.) a detailed plan for the management and operation of the project upon the issuance of certificate of occupancy.

SECTION 2. This ordinance shall take effect upon its passage by the Board of Aldermen and approval by the mayor.

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CITY CLERK'S OFFICE
FALLEN, MA