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April 11, 2017

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

Re: Zoning Amendment: 202852: Requesting the adoption of an amendment to the Zoning Ordinance map to rezone Emerson Street and a portion of Everett Street to Residence B.

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 amend the zoning map and rezone Emerson Street and a portion of Everett Street to Residence B.

On March 7, 2017, 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 amendment and to evaluate the amendment in the context of testimony received and information provided by the Planning Staff at the hearing.

PUBLIC HEARING

At the public hearing on March 7, 2017, Alderman Heuston explained her intent in submitting this ordinance to protect this neighborhood behind the proposed Union Square development. George Proakis indicated that this area is designated in the Union Square Neighborhood Plan to be incorporated into a new historic district, although that district is not complete. Therefore, the protection of this neighborhood is consistent with the goals of the local neighborhood plan.



A number of members of the public spoke on the ordinance. Most of the residents that live within the area proposed for this zoning change attended the hearing and spoke in favor of the change. The representative of the owner at 10 Emerson Street, a site recently proposed for redevelopment, spoke against the amendment, cautioning the Board of potential impacts of this change.

The Planning Board left the public hearing open for written comments until March 17, 2017.

FOLLOW UP MEETING

After the public hearing was closed, the Planning Board held a public meeting to discuss the amendment on April 6, 2017. After further discussing the ordinance, the Planning Board made a recommendation for the Land Use Committee to consider in their deliberations.

RECOMMENDATION

Following due consideration, at the meeting on April 6, 2017, Kevin Prior made a motion to **RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE.** Dorothy Kelly Gay seconded the motion.

The motion carried 5-0.

Sincerely,



Kevin Prior
Chair