



CITY OF SOMERVILLE, MASSACHUSETTS  
CLERK OF COMMITTEES

LAND USE COMMITTEE  
Committee Meeting

Tuesday - October 5, 2021, 6:00 PM  
Virtual

**AGENDA**

**Pursuant to Chapter 20 of the Acts of 2021, this meeting of a City Council Committee will be conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the City of Somerville website and local cable access government channels.**

**Copy & paste the following link into your internet browser to view this meeting live:**

**<https://attendee.gotowebinar.com/register/2858036858452474896>**

**ROOFTOP MECHANICALS**

- 1. 212308: Recommend** Requesting approval of amendments to the Zoning Ordinance for Rooftop Mechanicals.
- 2. 211349: Discuss** (Ewen-Campen) – That the Committee on Land Use consider regulating the height of rooftop mechanicals on commercial buildings that abut Neighborhood Residence and Urban Residence districts.
- 3. 211612: Recommend** Requesting approval of amendments to the Zoning Ordinance to regulate rooftop mechanical systems and mechanical penthouses.

**SMALL BUSINESS OVERLAY**

- 4. 212306: Recommend** Requesting approval of amendments to the Zoning Ordinance for Commercial Spaces.
- 5. 211693: Recommend** Requesting approval of proposed amendments to the Zoning Ordinances at Article 8.2 - Small Business Overlay District, and to the Zoning Map.

6. **210782: Discuss** (Davis, Ballantyne, Clingan) – That the Director of SPCD present zoning recommendations addressing the size of ground floor commercial spaces produced by development, to ensure that street level development in certain areas maintains multiple smaller-sized commercial spaces to enhance the pedestrian experience.

#### **EXCESS PARKING IN BOYNTON YARDS AND OTHER MASTER PLANNING OVERLAYS**

7. **212471: Recommend** (Scott, Ewen-Campen, Niedergang) – That the Zoning Ordinances be amended by striking all language from section 8.3.1.10.c to prevent parking maximums in Master Planned Development areas being exceeded by Special Permit.

#### **CANNABIS ZONING UPDATES**

8. **211827: Discuss** (Scott, Mbah) – That this Council review the results of Ordinance 2-221 regarding Adult Use Marijuana licensure, and consider additional modifications as needed.
9. **211828: Discuss** (Scott, Ewen-Campen) – That the Director of Planning prepare an amendment to the Zoning Ordinance to enable Adult Use Marijuana Delivery businesses.

#### **ADMINISTRATION REQUESTS**

10. **212305: Recommend** Requesting approval of amendments to the Zoning Ordinance for payments of Certificates of Occupancy.
11. **212307: Recommend** Requesting approval of amendments to the Zoning Ordinance for Sidewalk & Frontage Clarifications.

#### **ITEMS TO PLACE ON FILE AND/OR EXPIRED ITEMS**

12. **212189: Discuss** Planning Board conveying its recommendations on #'s 211170, 211433, 211611, 211612, and 211693, all requests to amend the Zoning Ordinances.
13. **212285: Discuss** Planning Board conveying its recommendations on items 211675, 211890, 211988, 211889, 212047, 212050, 212051, and 212052, all requests to amend the Zoning Ordinances.
14. **210930: Discuss** (Ewen-Campen, Strezo) – That the Director of SPCD commission independent Community Impact Studies for each upcoming Neighborhood Plan and large-scale redevelopment effort, to quantify possible displacement, rent increase, and other negative outcomes, and to propose mitigation strategies.
15. **211133: Discuss** (Ewen-Campen, Scott, Clingan, Ballantyne, Strezo, Davis, Niedergang, Rossetti, McLaughlin, Mbah, White Jr.) – That the Director of SPCD discuss with the Land Use Committee the fair housing amendment recently passed in Boston that requires new

developments to be reviewed for impacts on displacement and housing discrimination.

16. **210452: Recommend** LaCourt Foundation LLC proposing a zoning amendment to re-zone their property at 34-36 Merriam St to UR.
17. **209735: Recommend** George and Maria Hatzis proposing a zoning amendment to re-zone their property at 248 Somerville Ave to MR5.
18. **209419: Recommend** Alessandro & Elaine T. Leccese Family Trust proposing a zoning amendment to re-zone their properties at 198 Washington Street to MR5.
19. **209342: Discuss** (Hirsch) – Providing compiled property and zoning relief application data, to inform the affordability requirements built into the zoning overhaul.
20. **208951: Recommend** 29 Washington Street Realty Trust proposing a zoning amendment to re-zone their property at 29 Washington St to MR4 or MR5.
21. **209034: Recommend** Washington TN LLC proposing a zoning amendment to re-zone their property at 373 Washington St to UR.
22. **209338: Recommend** Jack Saade withdrawing a zoning amendment he proposed on 9/12/19, #208899, to re-zone his property at 453 Somerville Ave.