



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

December 13, 2016
REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Lance L. Davis	Chair	Present	
Mark Niedergang	Vice Chair	Present	
William A. White Jr.	Alderman At Large	Present	
Matthew McLaughlin	Ward One Alderman	Present	
Maryann M. Heuston	Ward Two Alderman	Present	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	
Dennis M. Sullivan	Alderman At Large	Present	
John M. Connolly	Alderman At Large	Present	
Mary Jo Rossetti	Alderman at Large	Absent	

Others present: George Proakis - OSPCD, Annie Connor - Legislative Liason, Charles Sillari - Clerk of Committees.

The meeting took place in the Committee Room and was called to order at 6:15 PM by Alderman Davis and adjourned at 8:10 PM.

200787: Proposing a new Article 16B in the city's Zoning Ordinances, with attendant Zoning Map changes, to establish a minimum mixed use ratio in designated areas.

RESULT:	KEPT IN COMMITTEE
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201843: Requesting an amendment to the Zoning Ordinance to create a new "CCD-55 Commercial" subdistrict, a new "CCD-45 Commercial" subdistrict, a new Section 5.8: Coordinated Development Special Permit, a new Section 6.7: Union Square Overlay District, and to make related changes to Article 5 and the Zoning Map.

Mr. Proakis continued the discussion of the zoning for Union Square and open space and gave a brief description of what is contained in items 5 through 10 of the outline and said that those items will be available online tomorrow at www.somervillema.gov/unionsquarezoning <<http://www.somervillema.gov/unionsquarezoning>>.

Alderman White asked about ways that other communities have funded infrastructure improvements on large developments. Alderman McLaughlin requested that information about eminent domain under the old vs. new zoning be provided in January. Alderman Niedergang asked about green space requirements separate from open space.

Mr. Proakis stated that of the biggest challenges with open space is determining what to include and what not to include. Minimum green space was added to all civic spaces. Most developments include in their open space, landscape areas, walkways and public sidewalks, roof top gardens, green roofs, etc. Some even count open bodies of water. Alderman Niedergang thinks that open space should not include as many things and he favors reducing development to create additional open space. Several aldermen agreed that the city's open space should be increased. Alderman Davis pointed out that great open spaces come at a cost. He suggested looking at open space outside of the context of developers' percentages. He would like to lay out the open space in advance to create what is envisioned in the neighborhood.

Civic spaces and their uses were discussed. Mr. Proakis spoke about the Pedestrian Circulation Space metric presented in the July draft and the changes made since then. He provided different scenarios showing ways that increasing the percentage of high quality civic space would reduce commercial and residential square footage development and how that loss could be recovered by altering some development. Alderman Niedergang asked that Mr. Proakis look at moving the 3 floors of commercial space (being recovered in one of the scenarios) to other parcels. Alderman Heuston inquired about a parcel, owned by the MBTA, that would be suitable as open space. Mr. Proakis said that the MBTA purchased it for the GLX project, but that once the station there is built, the MBTA would not need part of it, and possibly the city could negotiate for ownership of it.

Alderman White said that the BOA should have had community meetings first and then decided on what it wanted. That plan should have been presented to the developer(s) to be realized. The current process is backwards, as the city is trying to work around the developer. Alderman White also said that the BOA needs to know if a DIF will be necessary for the Union Square development.

Alderman Heuston suggested that the entire team, working on the zoning proposal, be present at future committee meetings on the subject. Ms. Connor assured Alderman Heuston that her suggestion would be addressed. Chairman Davis asked that concrete answers and plans be provided at the next committee meeting so that things may move forward.

RESULT:	KEPT IN COMMITTEE
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202235: 138 voters requesting a Public Hearing on Community Benefits Agreements and their potential to address displacement and uphold community values.

RESULT:	KEPT IN COMMITTEE
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202410: Planning Board conveying its recommendations re: #201843, a proposed Zoning

Amendment for Union Square.

RESULT:	KEPT IN COMMITTEE
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202409: Planning Board conveying its recommendations re: #200787, a Zoning Amendment to establish a minimum mixed use ratio.

RESULT:	KEPT IN COMMITTEE
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202357: That the City Solicitor appear before the Land Use Committee to explain the threshold that would require a new notice and hearing.

RESULT:	KEPT IN COMMITTEE
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202358: That a formula business restriction be added to the Union Square zoning amendment.

RESULT:	KEPT IN COMMITTEE
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202303: Union United submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202304: Bill Cavellini submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202320: Ed Marakovitz submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202392: Melissa Lowitz submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202393: 24 Action Network members submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202394: 12 Union Square business owners and 1 resident submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202395: 115 signers to a Chamber of Commerce petition submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202396: Green and Open Somerville submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202397: Union Square Main Streets submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202398: State Representative Denise Provost submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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202399: Wig Zamore submitting comments re: #201843, Union Sq zoning.

RESULT:	KEPT IN COMMITTEE
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Handouts:

- 2016-12-13 Union Square Meeting Presentation
- 2016-12-13 Union Square Meeting Presentation with Supplemental Materials