



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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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 amend the definition of Home Occupation and Historic Outbuilding, and amend Article 7 Permitted Uses to create and allow a Historic Carriage House occupation with identified development standards in certain zoning districts.

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 definitions of Home Occupation and Historic Outbuilding, and Article 7 Permitted Uses.

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.



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## 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.

No one from the public testified in favor of the amendment and one person testified in opposition. Public comment centered around the impact of carriage house development on abutting properties.

## PLANNING BOARD RECOMMENDATION

Following discussion, Elizabeth Moroney made a motion to approve the proposed amendment. Joseph Favaloro seconded the motion, which carried 5-0.

The Planning Board recommends APPROVAL of the attached zoning amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Prior", is written in a cursive style.

Kevin Prior  
Chair