



CITY OF SOMERVILLE, MASSACHUSETTS

CLERK OF COMMITTEES

October 18, 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	
John M. Connolly	Alderman At Large	Present	
Dennis M. Sullivan	Alderman At Large	Present	
Mary Jo Rossetti	Alderman at Large	Present	

Others present: Mayor Joseph Curtatone, Michael Glavin - OSPCD, George Proakis - OSPCD, Tim Snyder - Mayor's Office, Members of the Planning Board, Rositha Durham - Clerk of Committees.

The meeting took place in the Committee Room and was called to order at 6:00 PM by Alderman Davis and adjourned at 9:50 PM.

Mayor Curtatone gave a presentation on Union Square and the zoning ordinance and Mr. Proakis reviewed a slide presentation on the Union Square neighborhood plan.

- Alderman White asked about more rigorous review before issuing special permits.
- Alderman Rossetti asked for clarification of commercial property, 60% vs. 68%.
- Alderman Niedergang asked about the status of the D1 block, 70 ft, 10 stories and inquired what is allowed in this particular zoning. The D1 Block is listed as a high rise district.
- Alderman Heuston spoke about concerns on incomplete projects having no safe guards. This has happened in the past with developers, without any ramifications. She asked for numbers to be broken out Union Square vs. Boynton Yard.
- Alderman Sullivan talked about the Planning Board having discretionary review of the plans.

- Alderman McWatters asked questions about the enforcement of heights for the property and application eligibility.

Mr. Proakis stated that OSPCD is proposing a vibrant mixed economy with lots of startups and is encouraging corporations to see the vision of Union Square. He will answer questions regarding open space at one of the future meetings. Mr. Proakis stated that the public may continue to submit their comments regarding this project until October 28th.

Approval of the May 17, 2016 Minutes

RESULT:	ACCEPTED
----------------	-----------------

Approval of the May 25, 2016 Minutes

RESULT:	ACCEPTED
----------------	-----------------

Approval of the May 31, 2016 Minutes

RESULT:	ACCEPTED
----------------	-----------------

Approval of the June 2, 2016 Minutes

RESULT:	ACCEPTED
----------------	-----------------

PUBLIC HEARING: 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.

COMMENTS - Current Meeting:

The public hearing started at 7:15 - 8:45.

Approximately 100 residents from the community and other interested parties spoke. Alderman White opened a discussion on the amendment and was asked (by the Planning Board) about the effects on Union Square and Assembly Row. The Public Hearing was closed at 8:45 PM.

PUBLIC HEARING: 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.

COMMENTS - Current Meeting:

The public hearing started at 9:00 PM, again with residents and interested parties speaking on the item. Alderman White talked about the \$50M and what it would mean to Somerville's finances as it would be adding a tremendous debt cost. Alderman Niedergang asked for a better understanding of the difference types of commercial development. Alderman Rossetti asked Mr.

Proakis about the constituents who are asking for relief on their taxes. The Public Hearing was closed at 9:45 PM.

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.

RESULT:	KEPT IN COMMITTEE
----------------	--------------------------

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
----------------	--------------------------

Handouts:

- 68% zoning Staff recommendation 10-16-16.pdf (with 200787, 201843)
- 20160714 USOD_BOASubmittal.pdf (with 200787, 201843)
- MMUR maps.pdf (with 200787, 201843)
- MMUR text.pdf (with 200787, 201843)
- Somerville-USQ_ProposedZoning-REVISED-2.pdf (with 200787, 201843)
- Somerville-USQ_UnderlyingChanges-REVISED.pdf (with 200787, 201843)
- Union Square Zoning Staff recommendation 10-16-16.pdf (with 200787, 201843)
- Comments - Union Sq Neighbors (with 201843)