



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

November 4, 2010

REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Sean T. O'Donovan	Chair	Present	
William A. White Jr.	Vice Chair	Present	
Maryann M. Heuston	Ward Two Alderman	Absent	
Bruce M. Desmond	Alderman At Large	Present	
Dennis M. Sullivan	Alderman At Large	Present	
Monica Lamboy	OSCPD	Present	
Robert May	OSCPD	Present	
Phillip Ercolini	OSCPD	Present	
George Proakis	OSCPD	Present	
Kevin Prior	Planning Board	Present	
Michael Capuano	Planning Board	Present	
Joseph Favaloro	Planning Board	Present	
Elizabeth Moroney	Planning Board	Present	
James Kirylo	Planning Board	Present	
Dana LeWinter	Planning Board	Present	

Public Hearings were held on the following 4 items and the record was left open on each until the close of business on Friday, December 3, 2010 to receive written comments.

190143 - Proposing an amendment to the Zoning Ordinance to modify Article 6 Establishment of Zoning Districts, Article 7 Permitted Uses, and Article 16 Planned Unit Development, to allow Self-Storage Uses under certain conditions in the Assembly Square Mixed Use District, and establish specific development standards for self-storage and similar uses along I-93.:

Ms. Lamboy stated that the self-storage business and a growing industry and that this amendment would benefit the developers at Assembly Square. Alderman White asked for a definition of self-storage and whether it would be allowed in other parts of the city.

PUBLIC HEARING

There were 4 speakers in favor of the amendment who cited the need for the zoning to be restrictive and for the design characteristics to be held to a high standard. The desire for bicycle access was also discussed. There were no speakers against the amendment.

RESULT: KEPT IN COMMITTEE**Next: 12/31/2010 12:00 AM**

190155 - Requesting approval of an Ordinance amending the Zoning Ordinance to modify the parking requirements in Article 9 for the Large Retail and Service Cluster in the Corridor Commercial Districts and Transit Oriented Districts.:

Mr. Proakis discussed the control of large retail space cluster parking.

PUBLIC HEARING

There were no speakers in favor of the amendment.

There were 2 speakers in opposition to the amendment who cited the difficulty in deciding on parking issues without knowing what the actual uses would be and expressing a desire for less vehicular use and increased pedestrian use.

RESULT: KEPT IN COMMITTEE**Next: 12/31/2010 12:00 AM**

190156 - Requesting approval of an Ordinance amending the 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.:

Mr. Proakis explained that allowing home occupation of historic carriage houses would encourage restoration and maintenance of these properties and he reviewed the requirements for such properties to be considered.. Mr. Kirylo stated concern about disrupting an RA zone and Alderman White would like the Special Permit Granting Authority have the ability to deny an application based on neighborhood concerns.

PUBLIC HEARING

There was 1 speaker in favor and 1 against the amendment.

RESULT: KEPT IN COMMITTEE**Next: 12/31/2010 12:00 AM**

190157 - Requesting approval of an Ordinance amending the Zoning Ordinance and revising the review process for Special Permits, Special Permits with Site Plan Review, and Variances.:

Ms. Lamboy spoke about the challenges faced with the current process and stated that the proposal is not to diminish the role of the Planning Board, but to streamline the process. Mr. Capuano questioned whether eliminating the Planning Board's recommendations would be beneficial to the city's residents. Mr. Prior addressed the need to streamline the process and Mr. Favaloro stated his support for the amendment.

PUBLIC HEARING

There were 2 speakers in favor or the amendment and two speakers against.

RESULT: KEPT IN COMMITTEE

Next: 12/31/2010 12:00 AM