



**CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES**

May 17, 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	Absent	
Katjana Ballantyne	Ward Seven Alderman	Present	
John M. Connolly	Alderman At Large	Present	
Dennis M. Sullivan	Alderman At Large	Absent	
Mary Jo Rossetti	Alderman at Large	Present	

Others present: George Proakis - OSPCD, Charles Sillari - Clerk of Committees

The meeting took place in the Committee Room and was called to order at 7:00 PM by Alderman Davis and adjourned at 8:55 PM.

Document List:

- Zoning Workshop #9 (with 198429)

Approval of the May 3, 2016 Minutes

RESULT:	ACCEPTED
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Approval of the May 10, 2016 Minutes

RESULT:	ACCEPTED
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198429: Requesting the adoption of a New Zoning Ordinance (updated) to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

Alderman White spoke about state legislation that could impact the city's zoning and suggested holding off until the legislature acts. Mr. Proakis explained that most of the state's actions deal with suburban housing and he assured the committee that the situation is being monitored. Mr. Proakis said that the best way to create a sustainable community is through walkable, mixed use and transit oriented development. He spoke about a vulnerability study and a climate change plan and said that the city's municipal code must coincide with the state's building codes. Alderman Rossetti inquired if the ZBA or the Planning Board could make sustainability conditions and was informed that they could not be in the zoning but could be included in special permit conditions. Performance standards are also an option.

Mr. Proakis also discussed the challenges presented by the city's current housing stock, site landscaping, green area ratio (GAR), urban agriculture, green roofs, electrical codes, solar energy, what makes zoning work and how GAR is used in Washington. Mr Proakis will generate some examples for the Board of Aldermen. Alderman White spoke about zoning out big box stores and large parking areas and would like to balance green roofs and green space on the ground. Alderman Heuston discussed harvesting storm water for the city's irrigation needs.

Micro grids were discussed along with the possibility of selling power from solar panels to one's neighbor. Permeable surfaces were discussed as well as storm water management. Alderman Heuston feels it is important to regulate properties after the development to make sure permeable surfaces regulations are adhered to, noting that Target repaved its parking lot without a permit from the city. She feels that the city's inspector should be in the field more often. Alderman Ballantyne spoke about heat islands.

Mr. Proakis spoke about the dangers associated with having housing close to a highway, e.g., exposure to ultra fine particulates from traffic. Alderman Rossetti explained how the airport studies tie into the traffic pollution. Members also discussed the Somerville Housing Authority's duty to meet safety standards for air quality.

RESULT:	KEPT IN COMMITTEE
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