



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
SARAH LEWIS, SENIOR PLANNER
SARAH WHITE, PLANNER
ALEX MELLO, PLANNER
DAWN PEREIRA, ADMINISTRATIVE ASSISTANT

MEMBERS

KEVIN PRIOR, *CHAIR*
JOSEPH FAVALORO, *CLERK*
DOROTHY A. KELLY GAY
MICHAEL A. CAPUANO, ESQ.
REBECCA LYN COOPER
GERARD AMARAL, *ALT.*

April 11, 2017

The Honorable Board of Aldermen
City Hall
93 Highland Avenue
Somerville, MA 02143

Re: Zoning Amendment: 202854: An amendment to the Zoning Ordinance to adjust the definition of Net Floor Area, clarify affordable housing required in RA and RB districts, and confirm the process to approve subdivisions, lot splits, lot mergers and lot line adjustments.

Dear Honorable Board of Aldermen:

In keeping with its lawful responsibilities, the Planning Board submits to your Honorable Board its recommendation on an ordinance to adjust the definition of Net Floor Area, clarify affordable housing required in RA and RB districts, and confirm the process to approve subdivisions, lot splits, lot mergers and lot line adjustments.

On March 7, 2017, at 6:00 p.m. the Planning Board and Land Use Committee of the Board of Aldermen jointly held a duly advertised public hearing in the Aldermanic Chambers in City Hall. The purpose of the hearing was to solicit public comments on the proposed amendment and to evaluate the amendment in the context of testimony received and information provided by the Planning Staff at the hearing.

PUBLIC HEARING

At the public hearing on March 7, 2017, George Proakis explained the amendment and its purpose:

- To exclude closets and attics from the definition of net floor area.



- To fix an inconsistency and establish the new inclusionary housing percentages (in the May 2016 amendment) in the event that projects with inclusionary housing are developed in RA and RB.
- To add confirmatory language to clarify the intent for subdivisions, lot splits, lot mergers and lot line adjustments to remain under the review of the Planning Board, as they have been since the city was exempted from the subdivision control act in 1993.

One member of the public spoke, expressing concerns about the clarification language about subdivisions and lot splits. Mr. Proakis clarified how this proposed amendment would impact the project at 654 Mystic Avenue.

The Planning Board left the public hearing open for written comments until March 17, 2017.

FOLLOW UP MEETING

After the public hearing was closed, the Planning Board held a public meeting to discuss the amendment on April 6, 2017. After further discussing the ordinance, the Planning Board made a recommendation for the Land Use Committee to consider in their deliberations.

RECOMMENDATION

Following due consideration, at the meeting on April 6, 2017, Kevin Prior made a motion to **RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE.** Rebecca Lyn Cooper seconded the motion.

The motion carried 5-0.

Sincerely,



Kevin Prior
Chair