



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

November 30, 2015

REPORT OF THE LAND USE COMMITTEE MEETING AS A COMMITTEE OF THE WHOLE

| Attendee Name | Title | Status | Arrived |
|----------------------|---------------------|---------|---------|
| Dennis M. Sullivan | Chair | Present | |
| Mark Niedergang | Vice Chair | Present | |
| William A. White Jr. | Alderman At Large | Present | |
| Katjana Ballantyne | Ward Seven Alderman | Present | |
| Matthew McLaughlin | Ward One Alderman | Present | |
| Robert J. McWatters | Ward Three Alderman | Present | |
| Mary Jo Rossetti | Alderman at Large | Present | |
| Maryann M. Heuston | Ward Two Alderman | Present | |
| John M. Connolly | Alderman At Large | Present | |
| Tony Lafuente | Ward Four Alderman | Absent | |
| Rebekah L. Gewirtz | Ward Six Alderman | Absent | |

Others present: George Proakis - OSPCD, Rositha Durham - Clerk of Committees

The meeting took place in the Committee Room and was called to order at 6:00 PM by Alderman Sullivan and adjourned at 7:45 PM.

Document List:

- Open Space Presentation (with 198429)

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

Mr. Proakis gave a PowerPoint presentation on the zoning overhaul process which started earlier this spring and will go through the spring of 2016. Subject matter workshops started on November 11, 2015 and will go through March 7, 2016. Mr. Proakis discussed how to get 125 new acres of publicly accessible open space by utilizing space built or planned since 2010, spaces created by zoning and spaces created outside of zoning. Mr. Proakis spoke about the city's goal of obtaining 30 - 35 acres of special district civic space from Assembly Square, North Point and other areas. Civic Space would require a diversity of types of space in special districts which would include a playground within 1,000 feet of walking distance to each dwelling. Open space would be something that could be used on a daily basis. Currently, there are two cities in

the country that use the Green Area Ration (GAR) regulation, a concept that was developed and implemented in Washington, D.C. by the Department of Energy and Environment in 2013.

There was discussion about in-lieu payments for on-site open spaces under 8,000 square feet and a suggestion was made by Alderman Heuston that the in-lieu payment be a part of a package with an overall policy. Alderman Heuston asked if the in-lieu payment could be used for a master plan for various types of open space, noting that this might possibly work for eminent domain takings to create a massive open space.

Members asked questions about the types of building which would be for mixed use, the possibility of linking to storm water litigation for runoffs, utilizing the plan beyond green and open spaces, obtaining proof that a developer would be responsible for the storm water and impact on the city's sewer system and mixed use.

Mr. Proakis told members that he will continue to welcome feedback on this topic from the public and the committee. The committee discussed some possible dates for the next meeting to be held in January.

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| RESULT: | KEPT IN COMMITTEE |
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