



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

January 30, 2020
REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Ben Ewen-Campen	Chair	Present	
Lance L. Davis	Vice Chair	Absent	
William A. White Jr.	City Councilor At Large	Present	
Matthew McLaughlin	Ward One City Councilor	Present	
Mark Niedergang	Ward Five City Councilor	Present	

The meeting was held in the Committee Room and was called to order by Chair Ewen-Campen at 6:03pm and adjourned at 7:14pm.

Others present: Dan Bartman - OSPCD; Kimberly Wells - Assistant Clerk of Committees; Wig Zamore; Barbara Steiner; Meredith Porter

Councilor Davis was absent due to a vacation.

Chair Ewen-Campen expressed the desire to complete the enormous backlog and utilize this time as an organizational meeting to determine priorities for the Committee. The agenda for next Tuesday will focus on an Affordable Housing Overlay District.

Approval of the December 10, 2019 Minutes

RESULT:	ACCEPTED
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ITEMS TO BE COMPLETED OR PLACED ON FILE

193063: That Section 7.2 of the Zoning Ordinance be amended by deleting Section 7.2.a.

RESULT:	PLACED ON FILE
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194295: That the City Solicitor draft an ordinance preventing the construction of occupancy dwellings attached to existing structures in RA and RB Zones without a Special Permit and neighborhood involvement.

RESULT:	PLACED ON FILE
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194463: That the Director of SPCD (Planning) review Zoning Ordinance 4.4.1 and

recommend changes to address substantial increases in square footage in projects that can bypass the special permit requirements so developers can build large structures as of right that adversely impact neighbors.

RESULT: **PLACED ON FILE**

195247: That the Zoning Ordinance is hereby amended by changing all CCD45 and CCD55 zoning districts in Ward 4 to RC zoning districts.

RESULT: **PLACED ON FILE**

196757: That the Director of SPCD provide an opportunity for public input to the proposed new zoning code overhaul prior to submission to this Board.

RESULT: **PLACED ON FILE**

198219: That the City Solicitor review ordinances from other communities that are similar to the zoning ordinance proposed in #197941 and provide the findings to the Committee on Land Use and the Planning Board.

RESULT: **PLACED ON FILE**

198412: That the Director of Traffic and Parking provide this Board with a breakdown of registered vehicles and residential parking permits in the city over the last 10 years.

The Chair noted that this will largely be addressed through the parking study. Councilor White asked that the information be sent to the full City Council, and Councilor Niedergang noted that some of the more recent data was made available in a recent parking study task force meeting.

RESULT: **WORK COMPLETED**

198413: That the City Solicitor advise this Board whether the zoning code can restrict the issuance of residential parking permits for residents of those developments where less than 1 parking space per unit is required in the zoning code.

RESULT: **PLACED ON FILE**

198472: That the Land Use Committee, during the upcoming zoning overhaul review, examine whether a provision should be added for universities to obtain a special permit before operating housing outside a University District.

RESULT: **PLACED ON FILE**

198526: Planning Board conveying its recommendations re: #197941, a zoning ordinance amendment to prohibit the damage or destruction of any shade or fruit trees during the conversion of a single- or two-family dwelling.

RESULT: **PLACED ON FILE**

198542: That the Director of SPCD apply an economic modeling construct to the proposed zoning ordinance to demonstrate the likely economic impacts on commercial development, jobs, housing, and other factors.

RESULT: **PLACED ON FILE**

198554: Traffic and Parking Director submitting responses to various Board Orders submitted 1/22/15.

RESULT: **PLACED ON FILE**

198638: That the Director of SPCD (Planning) inform this Board in writing by March 30 of the number of additional dwelling units allowed under the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198639: That the Director of SPCD (Planning) submit a plan by March 30 that identifies how the proposed zoning ordinance will affect the zoning of city owned buildings.

RESULT: **PLACED ON FILE**

198640: That the Director of SPCD (Planning) submit by March 30 an implementation plan for how the new proposed zoning ordinance relates to water and sewer, other infrastructure changes, police and fire personnel capacity, and public safety buildings.

RESULT: **PLACED ON FILE**

198642: That the Director of SPCD (Planning) discuss with this Board by April 15 a requirement for Institutional Master Plans as part of the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198694: Rep. Provost submitting comments re: the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198695: Nancy Donahue submitting comments re: the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198696: Kimberly Rego submitting comments re: the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198697: Bill Valletta submitting comments re: the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198698: Cecil Cummings submitting comments re: the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198704: That the Director of SPCD (Planning) advise by zoning district (i.e. NR, UR, 3MU) the increase in housing density (e.g. RA & RB change into NR), what is the increase in housing units in the proposed new zoning districts.

RESULT: **PLACED ON FILE**

198712: Planning Board conveying its recommendations re: #198429, requesting adoption of a new Zoning Ordinance to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

RESULT: **PLACED ON FILE**

198713: Planning Board conveying its recommendation re: #198275, a proposed zoning amendment to require certain findings by the Planning Board and Zoning Board of Appeals before granting Special Permits.

RESULT: **PLACED ON FILE**

198714: Planning Board conveying its recommendation re: #198276, a proposed zoning amendment to limit the gross floor area increase to 15% for 1 and 2 family dwelling conversions requiring a Special Permit.

RESULT: **PLACED ON FILE**

198715: Ellin Reisner submitting comments re: the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198745: Conveying comments on the proposed zoning ordinance.

RESULT: **PLACED ON FILE**

198748: That the Director of SPCD report to the Committee on Land Use a comparison of permits issued from October 2013 to April 2014 vs. October 2014 to April 2015, prior to the Committee's next meeting on 4/15/15.

RESULT: PLACED ON FILE

198906: State Representative Denise Provost submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198907: Aron Qasba submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198908: The Innovative Housing Institute submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198909: Jill Maio submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198910: Andrew Walker submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198911: Charles McKenzie submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198912: Claudia Murrow submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198913: Lucas Rogers and Mathieu Gagne submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198914: Fred Berman submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198915: Alan Moore submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198916: The Affordable Housing Organizing Committee submitting comments re: the proposed zoning ordinance.

RESULT: PLACED ON FILE

198922: That the Directors of SPCD and Traffic and Parking conduct a transportation and parking analysis of the proposed zoning ordinance and explain the impact of parking changes to residents.

RESULT: PLACED ON FILE

199123: That the City Solicitor provide an opinion on applying the hotel tax to short-term rentals such as Airbnb, and provide advice on whether zoning ordinances would then need to be changed.

RESULT: PLACED ON FILE

199532: Assistant City Solicitor responding to #199123 re: short-term rental room occupancy excise taxes and possible zoning implications.

RESULT: PLACED ON FILE

207366: That the City Assessor and the Director of SPCD report to this Board in writing, the range and average cost of adding an Accessory Dwelling Unit, and the expected monthly costs to a homeowner of financing such construction.

RESULT: PLACED ON FILE

207564: Sonia Lipson submitting comments re: #206747, the proposed zoning overhaul, with respect to accessory dwelling units.

RESULT: PLACED ON FILE

200689: Planning Director submitting the response to comments to #198429, the January, 2015 version of the Somervision zoning overhaul.

RESULT: PLACED ON FILE

200750: That the Director of SPCD provide this Board with a written breakdown of all special permit and variance applications for the last 3 years, broken out by building type, application type, and purpose.

RESULT: PLACED ON FILE

201854: That the Director of SPCD advise this Board on regulating Air BnB rentals

through zoning regulation.

RESULT:	PLACED ON FILE
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202781: That the Director of SPCD and the City Solicitor consider limiting vehicle parking stickers for properties that request parking relief from the Zoning Board of Appeals or Planning Board, and opine on the Traffic and Parking Department's authority to limit parking stickers in such developments.

RESULT:	PLACED ON FILE
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203191: Rod Laurenz submitting comments re: the Community Bike Path.

RESULT:	PLACED ON FILE
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203235: Assistant City Solicitor responding to #202781 re: whether resident parking stickers may be limited for properties that request off-street parking relief from the Special Permit Granting Authority.

RESULT:	PLACED ON FILE
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203258: That the City Solicitor consult with the Attorney General on recreational marijuana and prepare a draft ordinance.

RESULT:	PLACED ON FILE
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204125: That the Director of SPCD update this Board on the zoning of Boynton Yards.

RESULT:	PLACED ON FILE
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204399: Requesting the adoption of an amendment to Zoning Ordinance Article 15 to establish a Project Mitigation Fee for Job Creation and Retention.

RESULT:	PLACED ON FILE
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204400: Requesting the adoption of an amendment to Zoning Ordinance Section 15.5 to update the Project Mitigation Contribution for Affordable Housing.

RESULT:	PLACED ON FILE
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204428: That the City Solicitor submit a draft amendment to Zoning Ordinance Section 16.10.2, assuring no future option of a waiver from inclusionary affordable housing requirements.

RESULT:	PLACED ON FILE
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204708: Planning Board submitting recommendations re: #204399, #204400, #204524, and #204525, four zoning ordinance proposals for affordable housing linkage fees and/or jobs creation and retention linkage fees.

RESULT: PLACED ON FILE

204953: Requesting the adoption of a New Zoning Ordinance (1/2018 update) to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

RESULT: PLACED ON FILE

205055: That, to assist in considering the proposed zoning overhaul, the Directors of Finance, SomerStat, SPCD and Planning provide this Board with current reports on 1) SomerVision progress, 2) Capital Improvement Plan, 3) Projected revenues from the proposed zoning, and 4) Debt.

RESULT: PLACED ON FILE

205150: Green and Open Somerville submitting comments re: a Somerville Green Standard in the proposed zoning overhaul.

RESULT: PLACED ON FILE

205229: Planning Board submitting recommendations re: #204893, a zoning amendment regarding PUD waivers.

RESULT: PLACED ON FILE

205330: Kevin Walford submitting comments re: #204953, the proposed zoning ordinance overhaul.

RESULT: PLACED ON FILE

206285: City Solicitor submitting Zoning Ordinance Amendments regarding Adult Use Marijuana Establishments.

RESULT: PLACED ON FILE

206492: That the Director of SPCD prioritize zoning, planning and ordinance work for the "transformative districts."

RESULT: PLACED ON FILE

206508: Planning Board conveying its recommendations re: #204953, requesting adoption of a new Zoning Ordinance to supersede the current Zoning Ordinance as originally

adopted on March 23, 1990.

RESULT:	PLACED ON FILE
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206747: Requesting the adoption of a New Zoning Ordinance (9/2018 update) to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

RESULT:	PLACED ON FILE
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206838: Planning Board conveying its recommendations re: #206285, zoning ordinance amendments regarding adult use marijuana establishments.

RESULT:	PLACED ON FILE
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206891: Tori Antonino submitting comments re: #206489, a Zoning Ordinance amendment for slope protection.

RESULT:	PLACED ON FILE
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207245: Planning Director submitting public comments received re: #206747, the proposed zoning overhaul.

RESULT:	PLACED ON FILE
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207246: Public comments received re: #206747, the proposed zoning overhaul, since the conclusion of the Planning Board's comment period.

RESULT:	PLACED ON FILE
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207306: Planning Board conveying its recommendations re: #206747, requesting adoption of a new Zoning Ordinance to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

RESULT:	PLACED ON FILE
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207332: Submitting proposed amendments the Zoning Ordinance to establish new open space requirements in the Assembly Sq Mixed Use District, Transit Oriented Districts, and Planned Unit Developments.

RESULT:	PLACED ON FILE
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207367: That the Director of Inspectional Services report to this Board the number of un-permitted dwelling units that are known to exist.

RESULT:	PLACED ON FILE
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207699: Andrew Greenspon submitting comments re: #206481, a proposed Zoning Ordinance amendment to add a new Section 17.8 re: open space requirements for mid-rise and high-rise buildings.

RESULT: PLACED ON FILE

207866: Peter and Lai Ying Chan submitting comments re: #206747, the proposed zoning overhaul.

RESULT: PLACED ON FILE

207870: Bill Valletta submitting comments re: #206481 and #207460, proposed Zoning Ordinance amendments re: open space.

RESULT: PLACED ON FILE

208702: Requesting the adoption of a New Zoning Ordinance (v4.0 update) to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

RESULT: PLACED ON FILE

209269: Planning Board conveying its recommendations re: #208702, requesting adoption of a new Zoning Ordinance to supersede the current Zoning Ordinance as originally adopted on March 23, 1990.

RESULT: PLACED ON FILE

209293: That the Administration advise this Council on what policy would be necessary to enforce green roof and related requirements in the future.

RESULT: PLACED ON FILE

209295: That the City Solicitor advise the Committee on Land Use whether the regulation of bedrooms through the zoning ordinance would be allowable by law.

RESULT: PLACED ON FILE

208827: That the Director of SPCD consider adding in the new zoning, a requirement that larger new buildings have indoor storage for trash, to reduce the addition of rats with new developments.

Chair Ewen-Campen asked whether the new zoning ordinance addresses this and Mr. Bartman noted that the requirement is not that they be interior, but could be in the rear or side of the building. The Committee would like this referred to the Rodent Committee.

RESULT: DISCHARGED W/NO RECOMMENDATION

208156: That the Administration provide the Land Use Committee with a timeline for when changes could be made within Traffic and Parking and whether a retroactive implementation could be made as well.

RESULT: PLACED ON FILE

207273: That the Director of Inspectional Services request an environmental impact statement from any contractor applying for a permit to do a project of any kind.

RESULT: PLACED ON FILE

207371: That the City Solicitor work with the Director of Sustainability and Environment to draft an ordinance requiring solar renewable energy installation in new commercial development.

RESULT: PLACED ON FILE

207461: Submitting an amendment to the Zoning Ordinance for the Protection of Significant Trees, by amending Article 2-Definitions and Article 10-Landscaping.

RESULT: PLACED ON FILE

207937: That the Director of SPCD update the zoning overhaul draft to reflect a 3-year term for Planning Board members.

RESULT: PLACED ON FILE

208831: That the Director of SPCD update this Council regarding the ongoing planning for Boynton Yards.

RESULT: PLACED ON FILE

208577: That the Director of SPCD provide a quarterly update regarding development of a neighborhood plan for Brickbottom.

RESULT: PLACED ON FILE

208832: That the Director of SPCD update this Council regarding specific timelines of planning processes for Brickbottom and Union Square East.

RESULT: PLACED ON FILE

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

RESULT: PLACED ON FILE

VOTER PETITIONS SUBMITTED PRIOR TO ZONING OVERHAUL –

NO LONGER APPLICABLE

198275: Thirteen registered voters submitting a Zoning Ordinance amendment to require certain findings by the Planning Board and Zoning Board of Appeals before granting Special Permits.

RESULT: PLACED ON FILE

198276: Thirteen registered voters submitting a Zoning Ordinance amendment to limit the gross floor area increase to 15% for 1- and 2-family dwelling conversions requiring a Special Permit.

RESULT: PLACED ON FILE

204159: Property owner of 125 Lowell Somerville LLC submitting a proposed zoning map amendment for certain parcels on Lowell Street, Belmont Street, Summer Street, and Highland Avenue.

RESULT: PLACED ON FILE

204331: Assistant City Solicitor providing a legal opinion regarding #204159, a proposal by a property owner to amend the zoning map for certain parcels, including one owned by that owner.

RESULT: PLACED ON FILE

204524: 18 registered voters submitting a proposed amendment to Zoning Ordinance Article 15 to update the housing linkage fee.

RESULT: PLACED ON FILE

205054: 22 registered voters proposing an amendment to Zoning Ordinance 6.4 to establish new open space requirements for certain buildings in the Assembly Sq Mixed Use District.

RESULT: PLACED ON FILE

206481: 18 registered voters submitting a proposed Zoning Ordinance amendment to add a new Section 17.8 re: open space requirements for mid-rise and high-rise buildings.

RESULT: PLACED ON FILE

206915: Representative Provost submitting comments re: #206481, a proposed zoning

amendment for open space requirements for mid-rise and high-rise buildings.

RESULT:	PLACED ON FILE
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207124: Representative Provost submitting comments re: #205244, a proposed zoning ordinance to regulate the siting of certain facilities near heavily trafficked roadways.

A careful consideration needs to be made about whether this would preempt the building code, but this is not a zoning matter, it would be through the Board of Health or local municipal ordinance. Councilor Niedergang noted that this is related to item 205244 and should be referred to Legislative Matters.

RESULT:	DISCHARGED W/NO RECOMMENDATION
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207460: 18 registered voters submitting a proposed Zoning Ordinance amendment to add a new Section 17.8 re: open space requirements for mid-rise and high-rise buildings.

RESULT:	PLACED ON FILE
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208134: Planning Board conveying its recommendations re: open space zoning ordinance amendments #206481, #207460, #205054, and #207332.

RESULT:	PLACED ON FILE
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208135: Amending the Zoning Ordinance map to assign 453 Somerville Avenue to the Business-A zoning district.

RESULT:	PLACED ON FILE
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208877: Hampshire LLC proposing a zoning amendment to re-zone their property at 22 Murdock St to UR.

RESULT:	PLACED ON FILE
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208878: Dean Matarazzo proposing a zoning amendment to re-zone their property at 13 Garfield Ave to UR.

RESULT:	PLACED ON FILE
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208879: Joy St LTD Partnership proposing a zoning amendment to re-zone their property at 86 Joy St to MR4.

RESULT:	PLACED ON FILE
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208880: Sciucco Family Trust proposing a zoning amendment to re-zone their property at 379 Alewife Brook Pkwy to MR4 or MR5.

RESULT:

PLACED ON FILE

208899: Jack Saade proposing a zoning amendment to re-zone their property at 453 Somerville Ave to UR.

RESULT:

PLACED ON FILE

REMOVING OBSTACLES TO CREATING AFFORDABLE HOUSING

207727: That the Director of SPCD discuss the 100% Affordable Zoning Overlay District proposal now being considered by the Cambridge City Council.

This will be the primary item on the agenda for next Tuesday's Committee meeting. Councilor Niedergang noted that he has concerns with affordable housing, including that some of the rental numbers are too low to incentivize creation of third units, and that 110% of AMI is too high to qualify for a subsidy. Mr. Bartman clarified that the Tier 3 rent, which targets moderate income households, has an AMI target of 100%, with an adjustment for the number of bedrooms. It is always set to be less than 30% of income. There is a further deduction for utilities. Councilor Niedergang added that discussion of affordable housing for second units should also be discussed. Inclusionary zoning also does not include provisions for those making less than 50% of AMI. The Housing Division has not yet finalized how the code will be implemented into the policies, they are considering the difference between owner-occupied units versus absent landlords. Councilor McLaughlin added that the City subsidizing affordable third unit creation would be less expensive than the 100 Homes programs. His priority is to find the most affordable units possible in the city.

RESULT:

KEPT IN COMMITTEE

209478: That the Director of SPCD present recommendations for an "Affordable Housing Overlay District" to this Council's Committee on Land Use, to facilitate the construction of new affordable housing.

See 207727

RESULT:

KEPT IN COMMITTEE

200688: Planning Director submitting the Housing Needs Assessment required by Zoning Ordinance 13.8 as a pre-requisite to the completion of any amendments to the Inclusionary Zoning requirements.

Chair Ewen-Campen has spoken with Mr. Feloney who continues to work with a consultant on this assessment and it is expected soon.

RESULT:

KEPT IN COMMITTEE

209342: Providing compiled property and zoning relief application data, to inform the affordability requirements built into the zoning overhaul.

RESULT:

KEPT IN COMMITTEE

SOMERVISION

209551: Senior Planner presenting SomerVision 2040 to this Council.

The Planning Board is determining whether a joint hearing needs to be held or whether the Committee can hold that on its own. The public comment period has been left open indefinitely. The Planning Board is the entity that votes on this. The Chair noted that February 18th is the target date for this.

RESULT:	KEPT IN COMMITTEE
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MINIMUM MIXED USE RATIO

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:	WORK COMPLETED
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202409: Planning Board conveying its recommendations re: #200787, a Zoning Amendment to establish a minimum mixed use ratio.

RESULT:	WORK COMPLETED
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202864: Proposing an updated 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
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203101: Planning Board conveying its recommendations re: #202864, an Updated Article 16B in the City's Zoning Ordinances to establish a minimum mixed use ratio.

RESULT:	KEPT IN COMMITTEE
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206493: That the Director of SPCD update this Board on the MMUR consultant's work.

RESULT:	KEPT IN COMMITTEE
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UNRELATED PERSONS

198641: That the Director of SPCD and the City Solicitor advise this Board in writing by March 30 whether the proposed zoning ordinance complies with state law regarding the co-habitation of 4 unrelated adults and how much authority a municipality has in this regard.

Councilor Niedergang agreed with the Chair that this is not the highest priority but expressed that a decision should be made this year.

RESULT:	KEPT IN COMMITTEE
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198777: Assistant City Solicitor responding to #198641 re: a legal opinion of the city's requirements for unrelated adults residing in a dwelling unit.

RESULT: **KEPT IN COMMITTEE**

201376: MIT Graduate Student Council submitting comments re: the city's restriction prohibiting more than 4 unrelated persons from sharing a single dwelling unit.

RESULT: **KEPT IN COMMITTEE**

TO BE DISCHARGED AND REFERRED TO LEGISLATIVE MATTERS

205244: 15 registered voters proposing an amendment to the Zoning Ordinances by adding a new Ordinance 7.16 regulating certain buildings near heavily trafficked roadways.

The Committee determined that this would be better addressed in Legislative Matters, along with item 207124.

RESULT: **DISCHARGED W/NO RECOMMENDATION**

208131: That the City Solicitor draft a Home Rule Petition to create a linkage fee to fund an account for the creation and development of public open space.

Chair Ewen-Campen noted that this would require a Home Rule Petition, so Legislative Matters would be the appropriate Committee to address the item. Mr. Bartman added that all of the Overlay Districts are being calibrated for the amount of civic and open space that they require. Each sub-area will have a different percentage based on the needs of the area.

RESULT: **DISCHARGED W/NO RECOMMENDATION**

ZONING ENFORCEMENT

209222: That the Administration advise the Committee on Land Use how compliance with zoning is and will be monitored and enforced post-certificate of occupancy.

Mr. Bartman shared that others from the administration would be better to weigh in on enforcement, but there is a certificate of inspection for buildings with three or more units needed on a rotating basis. The Inspectional Services Department does the work to conduct these inspections. Otherwise the City relies on complaints for enforcing compliance with the zoning ordinance. Councilor McLaughlin clarified that this may be asking how to determine whether affordable housing units are remaining affordable. This would not be related to Inspectional Services. Councilor Niedergang added a concern about enforcement of green spaces, such as roofs.

RESULT: **KEPT IN COMMITTEE**

DISCUSSION OF PRIORITIES

209570: That the Committee on Land Use review and prioritize its agenda items with the Administration at its January 30 meeting.

Councilor McLaughlin wants to prioritize discussion of the Affordable Housing Overlay District and affordable third units. Councilor Niedergang asked about banning fossil fuel installations in new buildings, and Chair Ewen-Campen shared that there is an informal task force with members of the administration, advocacy groups, and members of the public addressing this. There are requirements in

the Overlay Districts that go a long way toward achieving this. As Cambridge and Brookline work to pass this, the City has learned more about what is allowable. Councilor Niedergang also asked how Neighborhood Plans would be developed and Ms. Wood is continuing to make revisions to the plans that are underway, which would be adopted as an amendment to SomerVision for each neighborhood. The City is considering the remaining Overlay Districts to be top priority, but is open to other neighborhoods of concern to the Councilors. Councilor McLaughlin noted that Inner Belt, Cobble Hill already have development interest so should be addressed soon if possible. He also expressed concern that some Neighborhood Plans were never implemented and wants to ensure that lack of a Neighborhood Plan doesn't hold up larger priorities such as affordable housing. Councilor Davis is working with Mr. Bartman to create small-business protection. This will likely be a density bonus that could allow small business in an MR4 District to operate like an MR5 District if they meet certain criteria, but the details are not yet determined. This is a priority for the Chair as well, along with an Affordable Housing Overlay District, and ensuring that any details that need to be corrected from the zoning ordinance update are addressed. The administration shares the concerns about affordable housing and would also like to see some reorganization of Article 15, and corrections to the zoning ordinance. There are a few errors that are of the scale that they will need to be advertised as amendments and will require public hearings. Councilor White expressed an interest in studying the impact of the Green Line opening on rental prices, which could support the need for affordable housing. MAPC is sharing data with the City, which Mr. Bartman suggested that SomerStat could compile and share with the Committee. Councilor Niedergang added an interest in discussing allowing co-housing. Mr. Bartman clarified that this is captured in Group Living, which requires a special permit. There is also an option for rooming units with shared amenities, which are not currently allowed for any building type.

Councilor Niedergang asked that the Chair allow the members of the public to comment on their priorities, Mr. Zamore noted that most of the opportunity zones are in the lower Mystic, which necessitates an attention to rail-based transit. He added that housing/jobs/transportation should be considered together on a more regional level. Ms. Steiner also shared that it is important to consider green space, not just open space. Mr. Porter added as well that market-based solutions are not sufficient to address these issues and shared that it would be helpful to be able to monitor the permits that are being issued. Mr. Bartman noted that the ordinance does require development review, even on by-right development, with the exceptions of regular maintenance, interior demolition, and roof solar panel installation. The process is currently being managed jointly by Planning and ISD. The database will be shared publicly when it is ready, including the timing for projects from submittal to completion.

RESULT:	WORK COMPLETED
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