



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

April 5, 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	Absent	
Maryann M. Heuston	Ward Two Alderman	Absent	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	
Mary Jo Rossetti	Alderman at Large	Present	
John M. Connolly	Alderman At Large	Present	
Dennis M. Sullivan	Alderman At Large	Absent	

Others present: George Proakis - OSPCD, Stephen Mackey - Chamber of Commerce, Charles Sillari - Clerk of Committees

The meeting took place in the Committee Room and was called to order at 6:00 PM by Alderman Davis

Document List:

- Zoning workshop #6 April 5, 2016
- Somerville Actions

Approval of the March 22, 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.

Mr. Proakis discuss the proposed formalized process and a system for neighborhood meetings. Ald. Rossetti discussed the notice to the BOA on neighborhood meetings and projects. She would also like to expand the required range for neighbor notification. Ald. Lafuente discussed "by right" projects. Ald. McWatters discussed his successes with the neighborhood meetings.

Ald Connolly discussed his experiences with the Davis Square Task Force. Ald. Lafuente wants a SP process or he will Sect 15 the whole thing.

Also discussed was how permitting impacts affordability. The SP process is used to reduce zoning. How SP are triggered was discussed.

Ald. Lafuente would like to deal with existing basement living space and help homeowners legalize these spaces..

Accessory units were also discussed as well as building heights.

RESULT:

KEPT IN COMMITTEE

200102: 11 registered voters proposing a Zoning Ordinance for Inclusionary Housing, with a petition from 511 citizens supporting an inclusionary zoning ordinance amendment and a revised application process.

Ald. Niedergang stated he has several questions. He asked Mr. Proakis if there will be an updated report before the next meeting. He wants to read the planning board recommendations. He is concerned about timing. He asked if Union Square zoning will be brought to the BOA this spring.

Mr. Proakis stated that he will forward work from the Union Square master developer. There is a proposal for the Powder House School proposal.

Ald. Niedergang would like a vote on this before the end of the month. He mentioned Fred Berman's comparison of the residents' submission to planing board proposal. He asked about RKG's 65% proposal. Did RKG's study take the Green Line extension into consideration when coming up with property values. Mr. Proakis answered that the values are based on today's values.

Ald. Niedergang discussed parking reductions by Special Permit versus variance. How does a parking reduction add value to a project.

Ald. Connolly queried when the zoning overhaul package will be ready and if there will be public meetings. It will be ready in early summer and there will be 11 public meetings.

Ald. White wants to ensure parking reductions don't hurt neighborhoods. He wants to be sure public hearings are after the summer break so residents will be available to attend.

Ald. Ballantyne mentioned fiscal impacts and consultant reports.

RESULT:

KEPT IN COMMITTEE

200995: Planning Board conveying its recommendations re: #200102, a proposed Zoning Ordinance for Inclusionary Housing.

See 200102

RESULT:

KEPT IN COMMITTEE