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January 7, 2010

REPORT OF THE COMMITTEE
ON LAND USE

The Committee on Land Use held a meeting on January 7, 2010, with Chairman Sean O'Donovan presiding and Committee Members Aldermen William White and Maryann Heuston also present and voting. Also present were Aldermen Walter Pero and Thomas Taylor, Executive Director of the Office of Strategic Planning and Community Development Monica Lamboy, Rob May from OSPCD, City Solicitor John Gannon and Assistant City Solicitor David Shapiro.

The committee discussed the proposed development moratorium of certain parcels in the vicinity of Broadway and Temple Street and Alderman White noted that the city's zoning ordinance allows the Board of Aldermen ninety days to act on the proposal. The committee has set April 15th, 2010 as the deadline for submitting written comments on the matter.

Mr. Gannon explained the protection provided to the city by allowing the moratorium and Ms. Lamboy explained the risks that developers face by moving forward during the moratorium period. Ocean State Job Lot has expressed an interest in taking over the former Star Market site on Broadway and Alderman Pero informed the members that the neighborhood does not want them to locate there, adding that the gateways to the city should be esthetically pleasing. Alderman Heuston stated that Ocean State Job Lot would be an irreversible blight on the city and she discussed the possibility of eliminating certain used from the city's zoning ordinances. Alderman White asked what would be allowed "by right" and Ms. Lamboy replied that even though this would not be a change of use, the new zoning requires a special permit since the space is more than 10,000 square feet.

Mr. May discussed the proposed re-zoning of the Broadway corridor and reported that the neighborhood feedback has been positive. A change was made to the height of structures, reducing them from 55 feet to 45 feet, at the request of Congressman Capuano. Alderman Pero stated that he was not informed of the proposed change. Alderman White requested that a neighborhood meeting be scheduled with the Ward 1 and Ward 4 aldermen.

The committee discussed matters before it and took action on the following 4 items:

186957: Communication from Mayor - Requesting acceptance of the SPCD Planning Division's 2008 Annual Report.

RECOMMENDATION: Should be Placed on File

VOTE: Unanimous, 3 - 0 in favor

188569: Communication - David Guss submitting comments re: #188305, a proposed zoning amendment to facilitate senior housing.

RECOMMENDATION: Should be Placed on File

VOTE: Unanimous, 3 - 0 in favor

188570: Communication - Teri Swartzel submitting comments re: #188305, a proposed zoning amendment to facilitate senior housing.

RECOMMENDATION: Should be Placed on File

VOTE: Unanimous, 3 - 0 in favor

188606: Communication - Dustin Tracy submitting comments re: #188305, a proposed zoning amendment to facilitate senior housing.

RECOMMENDATION: Should be Placed on File

VOTE: Unanimous, 3 - 0 in favor

Alderman Sean T. O'Donovan, Chairman
Committee on Land Use/