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October 2, 2008

REPORT OF THE COMMITTEE
ON LAND USE

The Committee on Land Use held a meeting on October 2, 2008, with Chairman Sean O'Donovan presiding and Committee Member Alderman Maryann Heuston also present and voting. Also present were Monica Lamboy and Madeleine Masters from SPCD.

Ms. Masters addressed the committee regarding the proposed Winter Hill Commercial District moratorium and stated that the underlying zoning is frozen for 6 months and may be reviewed after that period of time. The zoning restricts the owner of the former Star Market site from developing the property. Ms. Lamboy informed the members that there is a major upscale for the developer of the property and that the developer is being urged to work with the city. Ms. Lamboy also stated that further study is needed to determine what the best development option would be for the area.

The committee discussed matters before it and took action on the following 15 items:

182835: Ordinance - Ten registered voters requesting approval of an amendment to the zoning ordinances for Union Sq. PUD C, PUD C-1, and Arts Overlay District.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

182836: Ordinance - Ten registered voters requesting approval of an amendment to the zoning ordinances for Union Sq. to reduce the affordable housing site aside for artist's housing.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

182837: Ordinance - Ten registered voters requesting approval of an amendment to the zoning ordinances to increase the affordable housing requirement to 15% in Union Sq.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

182842: Communication - Sixteen residents requesting an amendment to the proposed PUD-C Overlay District in Union Sq.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

182912: Communication - Director of Planning Board Responding to #182597 re: Proposed PUD-B1 Zoning Ordinance Amendments.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

183156: Ordinance - by Ald. Heuston and Taylor, Proposing an amendment to the Zoning Ordinances by establishing a PUD-C Zoning Overlay District and a Union Square Arts Overlay District, with facilitation by miscellaneous city-wide amendments.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

183720: Communication - Planning Board reporting recommendations on #183156 re: zoning amendments to create a PUD-C Zoning Overlay District and Union Sq. Arts Overlay.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

183727: Communication - Anna Shenk submitting comments re: Union Sq. Zoning.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

183728: Communication - Fred Berman submitting comments re: Union Sq. Zoning.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

183729: Communication - Somerville Chamber of Commerce submitting comments re: Union Sq. Zoning.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

184478: Communication from Mayor - Requesting approval of amendments to the Zoning Ordinance to clarify the Planning's Board's role as Special Permit Granting Authority within a Planned Unit Development.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

185153: Communication - Planning Board submitting recommendations on a proposed amendment to establish a notice and review procedure for requests to revise previously granted special permits.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

185722: Communication - Planning Board submitting recommendations on a proposed zoning amendment to clarify the SPGA in PUDs (#185375).

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

185723: Communication - Planning Board submitting recommendations on a proposed zoning amendment to require the removal of abandoned satellite dish antennas (#185376).

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

185824: Communication from Mayor - Requesting approval of a proposed Zoning Ordinance adopting a Temporary Moratorium in a portion of the Winter Hill Commercial District.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 2 - 0 in favor

186113: Communication - Planning Board submitting recommendations re: a proposed Zoning Ordinance adopting a Temporary Moratorium in a portion of the Winter Hill Commercial District.

RECOMMENDATION: Should be approved

VOTE: Unanimous, 2 - 0 in favor

COMMITTEE REPORT

Report of the Committee on Land Use,
October 2, 2008

In Board of Aldermen

Clerk