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November 2, 2006

**REPORT OF THE COMMITTEE ON LAND USE MEETING IN
JOINT SESSION WITH THE PLANNING BOARD**

The Committee on Land Use held a meeting, in Joint Session with the Planning Board, on November 2, 2006, with Chairman William White presiding and Committee Member Alderman Thomas Taylor also present and voting. Also present were Alderman Walter Pero, members of the Planning Board, James Kostaras and Philip Ercolini from SPCD and several interested parties.

A public hearing was held on the matter of the St. Polycarp property.

Dan LeBlanc, CEO of the Somerville Community Corp., informed the members that a covenant to govern building parameters had been worked out and that an agreement had been reached with a religious entity to continue using the former church building as a church. Alderman Pero said that although there is no guarantee that the building would remain as a church in perpetuity, he believes that the proposed project has been strengthened by the covenants and he once again endorsed the project.

Mr. Ercolini stated that the Office of Strategic Planning and Community Development continues to support the project and believes that it would be beneficial to the city and the neighborhood. All traffic issues, he noted, would be worked out with the traffic engineers from the city, the SHA and SCC.

There were no speakers against the proposal.

During the Planning Board's discussion of the proposal, PB member Linda Bohan stated her opposition to the proposal citing a negative traffic impact.

The Planning Board approved the proposal on a vote of 3 in favor to 1 against. The Committee on Land Use approved the proposal on a vote of 2 in favor to 0 against.

A public hearing was held on the matter of a change to Article 8 – Dimensional requirements

Alderman Taylor stated that he submitted the proposal in an effort to preserve RA and RB districts and said that the proposal would restrict new construction to protect neighborhoods from becoming too dense. Mr. Kostaras told the members that SPCD worked closely with Alderman Taylor to craft the amendment. Chairman White noted that the proposal would only apply when someone wants to put a 2nd principle structure on a lot.

The Planning Board will review the matter and leave the record open until Friday 11-10-06 at noon, to receive written comments. The Committee on Land Use also left the record open for the same period.

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

180763: Ordinance - By Ald. Pero and Sullivan, Proposing that the St. Polycarp Church site be rezoned from Residence B to Neighborhood Business District.

RECOMMENDATION: Should be approved

VOTE: Unanimous, 2 - 0 in favor

Alderman William A. White, Jr., Chairman
Committee on Land Use

COMMITTEE REPORT

Report of the Committee on Land Use,
November 2, 2006

In Board of Aldermen

Clerk