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March 31, 2008

REPORT OF THE COMMITTEE
ON LAND USE

The Committee on Land Use held a meeting on March 31, 2008, with Chairman Sean O'Donovan presiding and Committee Members Aldermen Maryann Heuston and Thomas Taylor also present and voting. Also present were Alderman William White and Madeleine Masters from SPCD.

185241 – RA and RB zoning:

The committee has received preliminary information from SPCD and will continue to receive quarterly reports on this matter. Alderman Taylor's motion that the Land Use Committee monitor the updates from SPCD regarding RA and RB Zoning was approved.

182735 – covenants (PUD B1):

Chairman O'Donovan's motion that the Clerk of Committees send a communication to the City Solicitor asking for a response to this item, was approved.

185153 – revising special permits:

Ms. Masters addressed the members and informed them that SPCD, in conjunction with the Solicitor's Office, has drafted language according to the order approved by the Board of Aldermen. Highlights of the proposal state that

- *de minimis* changes cannot contravene the legal notice or any condition of approval;
- *de minimis* changes cannot contravene a finding of the SPGA;
- the character of the development should not be altered as a result of the changes; and
- changes should be so insignificant that they would not be noticeable to people generally familiar with the plans

Alderman White suggested that a paragraph be added to allay the concerns of aldermen, i.e., the current requirement does not provide the Planning Board with a mechanism to alert aldermen of a *di minimis* change, since the change would be approved by SPCD staff, rather than the Planning Board. As a result,

neighbors of a project would not be notified of minor revisions. Chairman O'Donovan directed that this item remain in committee for further review.

Chairman O'Donovan's motion *that the Clerk of Committees send a communication to the City Solicitor asking for a response to items #184478 and 185016 and for the time-lines regarding public hearings on these matters,* was approved.

The committee discussed matters before it and took action on the following 5 items:

182843: Communication - Bicycle Committee conveying comments Re: Maxpak Project on Clyde St.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 3 - 0 in favor

182844: Communication - Ron Newman Re: Maxpak Project on Clyde St.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 3 - 0 in favor

182845: Communication - Alan Moore Re: Maxpak Project on Clyde St.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 3 - 0 in favor

185152: Communication - Planning Board responding to #184956 re: Recommendations on the proposed amendments to the Zoning Ordinance

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 3 - 0 in favor

185241: Order - By Ald. Taylor, Desmond, Pero, Gewirtz, White, Sullivan and Heuston, That the Director of SPCD conduct a study of RA and RB Zones, focusing on preserving the character, level of density, quality of life, neighborhoods and design, and make recommendations for enactment.

RECOMMENDATION: Should be placed on file

VOTE: Unanimous, 3 - 0 in favor

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

COMMITTEE REPORT

Report of the Committee on Land Use, March
31, 2008

In Board of Aldermen

Clerk