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June 2, 2009

**REPORT OF THE COMMITTEE**  
**ON LAND USE**

The Committee on Land Use held a meeting on June 2, 2009, with Chairman Sean O'Donovan presiding and Committee Member Alderman William White also present and voting. Also present were Administrative Assistant Jessie Baker, Executive Director Monica Lamboy and Chris Diorio from SPCD, City Solicitor John Gannon and interested members of the public.

**Historic Bed and Breakfast Use**

The committee discussed the cap on the number of allowable rooms, zoning and its effects on neighboring properties, the permitting process, the Board of Aldermen's role in licensing and parking requirements for Bed and Breakfast establishments. Alderman White, expressing concern about preserving RA and RB districts, commented on parking ratios and nine room Bed and Breakfasts. Chairman O'Donovan proposed a parking ratio dependant upon the proximity of the establishment to a square or subway and stated his concern over the consistency of the city's zoning districts, noting that he doesn't understand why Davis Square is surrounded by RA. Ms. Lamboy spoke of the ability to keep large historic houses intact, rather than converting them into multi-family dwellings. Ronald and Linde Dynneson, owners of a Bed and Breakfast in Somerville, spoke about their plans for expansion.

**Winter Hill Moratorium**

There was a brief discussion regarding the moratorium and plans for reconfiguring the former Start Market building on Broadway and Ms. Lamboy spoke about the city's long range plans for Winter Hill.

The committee discussed matters before it and took action on the following 7 items:

**185016:** Ordinance - By Ald. White, Amending proposed amendment to the Zoning Ordinances #184478 by substituting the enclosed language.

**RECOMMENDATION:** Should be placed on file

**VOTE:** Unanimous, 2 - 0 in favor

**185358:** Ordinance - By Ald. Gewirtz, That the Committee on Land Use and the Planning Board consider amending Zoning Ordinance 7-11 Section 4a to allow 4 guest rooms with a special permit with site plan review in RA and RB

**RECOMMENDATION:** Should be placed on file

**VOTE:** Unanimous, 2 - 0 in favor

**186405:** Communication from Mayor - Submitting a proposed Zoning Ordinance creating six new Districts within the Union Sq. and Boynton Yard areas.

**RECOMMENDATION:** Should be placed on file

**VOTE:** Unanimous, 2 - 0 in favor

**186796:** Communication - Planning Dept. responding to #186405 re: proposed Union Square Zoning Amendments.

**RECOMMENDATION:** Should be placed on file

**VOTE:** Unanimous, 2 - 0 in favor

**186904:** Order - By Ald. Heuston, That the Director of SPCD provide the Committee on Land Use with an analysis of the potential revenues to the city under both TOD 100 and TOD 85 scenarios.

**RECOMMENDATION:** Should be placed on file

**VOTE:** Unanimous, 2 - 0 in favor

**187033:** Communication from Mayor - Requesting an extension of the development moratorium for a portion of the Winter Hill area on Broadway, pursuant to Zoning Ordinance 6.1.21.D (Ordinance 2008-15).

**RECOMMENDATION:** Should be approved

**VOTE:** Unanimous, 2 - 0 in favor

**187621:** Communication from Mayor - Requesting approval of a Home Rule Petition authorizing the Division of Capital Asset Management and Maintenance to convey certain land in the City to the Housing Authority.

**RECOMMENDATION:** Should be approved

**VOTE:** Unanimous, 2 - 0 in favor

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