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June 28, 2006

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

The Committee on Land Use held a meeting on June 28, 2006, with Chairman William White presiding and Committee Members Aldermen Sean O'Donovan and Thomas Taylor also present and voting. Also present were Alderman Walter Pero, representatives of the Somerville Community Corporation, (SCC) and interested members of the public.

The committee heard from representatives of the SCC who outlined the goals for the redevelopment of the Saint Polycarp site. Proposed zoning has been submitted that would change the zoning from Residence B (RB) to Neighborhood Business (NB). The property was purchased by the SCC in March of this year and is comprised of 3.1 acres that abuts the Somerville Housing Authority property on Mystic Ave. After obtaining community input, the SCC decided to pursue a mixed-use development of the site that would include rental units, low-income housing and neighborhood business. The proposal calls for 4 stories on a part of the site in order to allow for dense development, should the proposed zoning be approved. If the proposed zoning change fails, the plan would be scaled back to have buildings no higher than 3 stories, however, some of the green space would have to be used to complete the project. It is anticipated that less than 5,000 square feet would be for business use, thereby keeping any impact to the neighborhood to a minimum. The committee was told that the SCC has no intention of letting the property go and assured the members that the church and rectory will remain unchanged.

Alderman O'Donovan's motion **that the traffic engineer provide the Committee on Land Use with the data used in the survey of the residential and commercial traffic impacts in the area** was unanimously approved. Alderman O'Donovan also requested that the SCC distribute visual information regarding the residential and commercial traffic and parking issues. (Representatives of the SCC agreed to make the information available immediately.)

The committee requested information relative to the vehicular and pedestrian traffic figures between the hours of 7:00 – 9:00 AM and 4:00 – 7:00 PM. Chairman White asked that the SCC provide the Committee with a proposed layout of the development of the property if the zoning change was not approved.

No Papers were acted on.

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

**COMMITTEE REPORT**

Report of the Committee on Land Use, June  
28, 2006

In Board of Aldermen

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Clerk