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September 5, 2007

REPORT OF THE COMMITTEE
ON LAND USE

The Committee on Land Use held a meeting on September 5, 2007, with Chairman Sean O'Donovan presiding and Committee Members Aldermen Maryann Heuston and Tomas Taylor also present and voting. Also present were Aldermen John Connolly, Rebekah Gewirtz, Dennis Sullivan and William White as well as Monica Lamboy, Elise Martin, Phil Ercolini, Madeline Masters, Greg Jenkins and Martha Tai from SPCD, and interested members of the public.

Ms. Lamboy made a presentation to the committee on the proposed Union Square PUD-C and told the members that the rezoning for Union Square is a comprehensive transit oriented development, allowing for flexibility and new challenges in the area. Ms. Lamboy further stated that the proposal is reasonable, as compared to developments in other cities and that Union Square would be a destination point for workers, shoppers and residents of Somerville. The recommendation for affordable housing is 15% in the C1 District because of the higher heights and increased commercial space. She said that the process has been going on for over 2 years and that SPCD is seeking the committee's approval of the ordinance.

Alderman Taylor's motion **that the Director of Strategic Planning and Community Development determine whether a 40R district is appropriate for Union Square** was approved.

Alderman Taylor's motion **that the City Solicitor provide the Committee on Land Use with a legal opinion of the Union Square Rezoning document currently before the committee** was approved.

The committee asked that SPCD examine the Mass Model of Proposed Zoning and address the matter of parking in the proposal. Alderman Heuston requested that maps be provided to the committee indication height and sloping details.

Mr. Stuart Dash addressed the committee regarding a number of people who were not contacted by the city regarding the proposed zoning and he presented photographs of development in Waltham and Cambridge.

No Papers were acted on.

Alderman Sean O'Donovan, Chairman
Committee on Land Use

COMMITTEE REPORT

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September 5, 2007

In Board of Aldermen

Clerk