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April 19, 2007

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

The Committee on Land Use held a meeting on April 19, 2007, in joint session with the Planning Board with Chairman Sean O'Donovan presiding and Committee Members Aldermen Maryann Heuston and Thomas Taylor also present and voting. Also present were Aldermen Bruce Desmond, Rebekah Gewirtz and Dennis Sullivan, members of the Planning Board, City Solicitor John Gannon and interested members of the public.

Mr. Gannon addressed the members regarding four proposed zoning amendments and presented his recommendations, as follows:

1. An Amendment to limit the hours of operation of all Common Victuallers Licensees within the Davis Square Central Business and abutting Neighborhood Business Districts.
  - Mr. Gannon told the members that this issue is not properly discussed under a topic of zoning and he recommended that the matter be tabled, adding that it would be more appropriate for the Licensing Commission to review the matter. Alderman Heuston's motion to table the matter was approved.
2. Amendment to increase the affordable housing requirement in the proposed Union Square PUD-C district described in a zoning amendment submitted to the Board of Aldermen on September 14, 2006.
  - Mr. Gannon told the members that testimony was received on April 18<sup>th</sup> and he recommended that the not go forward with the matter until new zoning is brought forth. Alderman Taylor's motion to table the matter was approved.
3. An Amendment to change the affordable housing requirement in the proposed Union Square PUD-C district described in a zoning amendment submitted to the Board of Aldermen on September 14, 2006.
  - Mr. Gannon recommended that the matter be tabled. Alderman Taylor's motion to table the matter was approved.
4. Amendments to the Zoning Amendment submitted to the Board of Aldermen on September 14, 2006.

- Mr. Gannon told the members that this proposal was not legally submitted and that it needs to be re-submitted. He recommended that the matter be tabled. Alderman Taylor's motion to table the matter was approved.

Attorney Adam Dash, representing the Union Square Neighborhood Association, addressed the members saying that a key issue in the plan is the height of buildings in the urban design of Union Square and suggested that lower height buildings would not inhibit dense development of the area. He also said that developers would seek special permits to push the FAR from 3.5 to 4.

Ms. Vicki Cortes addressed the members and stated that the Union Square Neighborhood Association has submitted a professional, streamlined document to the Mayor's Office and is seeking to include the proposed amendments for the zoning.

Proponents of affordable housing spoke in favor of the committee increasing the percentage of affordable housing from 12.5% to 15%, in an effort to stop displacement and to make a statement that Somerville cares about affordable housing.

Alderman Taylor made a motion that the Administration, in consultation with the Ward 2 and 3 Aldermen, formulate a task force for the proposed rezoning of Union Square

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

**182762:** Ordinance - Ten registered voters requesting approval of an amendment to the zoning ordinances re: Davis Sq. Common Victuallers.

**RECOMMENDATION:** Should be placed on file

**VOTE:** Unanimous, 3 - 0 in favor

**COMMITTEE REPORT**

Report of the Committee on Land Use,  
meeting in Joint Session with the Planning  
Board, April 19, 2007

In Board of Aldermen

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Clerk