

Meeting Minutes Committee on Planning and Development

February 20, 2024

Page 1 of 3

Meeting Recording: https://us02web.zoom.us/rec/share/jMb_A8zI2RzDujC1mTcVzulwh57Wx5ZUrzeOQGsu-787rh3VhzK2eMe0huy9gS7U.TlzyO535dCVaGN6i

Members

Cllr. Heather Shand, Chair
Cllr. Connie Preston (At-Large) - present

Other Participants

Council President Ed Cameron (At-Large)-
present
Cllr. Ben Harmon (Ward 4) Present
Cllr. Heath Granas (Ward 3) Present
Cllr. Afroz Khan (At-Large) Present
Cllr. Jim McCauley (Ward 5) Present

Agenda:

- COMM00536 Update Regarding ODNC164_10_30_2023 Zoning Amendment Global R3 Multi-Family
- COMM00537 Email from Stephanie Niketic re: ODN00164
- ODNC00165 A Zoning Ordinance to establish the State/High Overlay District (SHOD) (COTW)
- COMM00530 Update Regarding Zoning Studies & Amendments (COTW) Related to Storey Ave & “MBTA Communities”(COTW)

Meeting started with IT issues with Zoom. Cllrs McCauley and Harmon started on zoom but came to city hall when the audio was not working.

Committee voted 2-0 to Receive and File COMM00536, COMM00537 and ODNC00165 all relating to the zoning of the Global Gas station zoning, passed at the prior council meeting.

Director Port addressed the COMM00530 on the MBTA communities and made the presentation attached below.

Committee agreed to keep the communication in committee and have the presentation included as a communication in the council packet for the next meeting. Would keep MBTA communities on the agenda in the coming months to have opportunities for updates.

Committee voted 2-0 to adjourn. CP moved, HS seconded.

Below is the email response from Atty North regarding a question regarding Global Oil zoning.

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Page 2 of 3

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RE: Ordinance 164 Public Comment for 2-12 Council Meeting

You forwarded this message on Tue 2/20/2024 4:24 PM

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KN

Karis North <knorth@mhtl.com>

To:Ed Cameron <edcameronnbpt@gmail.com>;Andrew Port

Cc:Ed Cameron [Council];Heather Shand [Council]

Wed 2/14/2024 2:30 PM

Dear President Cameron:

Regarding the question in yellow below, Andy and I have conferred on a response, as follows:

Global has already agreed to put the deed restriction into the deed when it transfers the property to it seller. If Global fails to do so, the City can enforce the 2nd Development Agreement, and not approve any permits unless/until the deed restriction is incorporated within the deed. Adding the deed restriction into the deed is between Global and the seller and is intended to limit the use of the property. It is a private restriction, that runs with the land, so it goes out into the future. The way the City would enforce such a restriction once in the deed, would be a review of the deed upon application for any building or other permit. The City file for the addresses should be noted as "deed restricted to residential use only."

I hope these answers are helpful.

Thanks,

KLN

Karis L. North

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