

The Committee on Legislative Affairs & Elections met on Monday, March 13, 2023 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors John Hanlon, Darren Costa and Stephanie Smith.

The Committee considered an Ordinance offered by Councilor Stephanie Martins: Amending Section B 1 of the Zoning Ordinances: Inclusionary Zoning.

Director of Planning Matt Lattanzi and Councilor Stephanie Martins, the Sponsor were also present.

Councilor Martins explained that the only change to her proposal was lowering the number 10 dwelling units to 6 dwelling units in the Inclusionary zoning Ordinance in attempt to increase affordable housing units. Councilor Smith referenced the different number of units in other communities and expressed her concern on what would work right for the City of Everett taking into consideration that a Zoning recodification is about to take place. Mr. Lattanzi concurred that other communities were using number of dwellings from 6 to 15 but didn't feel that 6 was too low especially where some developers were lowering the number of units to be developed to 9 to avoid the current inclusionary zoning number of 10 dwelling units. Councilor Smith referenced potential costs to advertise the change noting the possibility it could be changed again when the zoning recodification is finalized. Mr. Lattanzi informed the Committee that he felt 6 was a good and reasonable number explaining that 6 units would require one affordable unit whereas 8 units would necessitate two affordable units. Councilor Smith asked if this is something that needed to be done now or should it wait until the zoning recodification is done. Mr. Lattanzi explained that the zoning revamp would take at least 8 to 12 months before a final product is submitted and indicated that some projects could slip through until that occurs. Councilor Costa expressed concern for multigenerational families living in a home being impacted by this proposal. He remarked that it appeared that members of the City Council were all running in their own lanes with regards to zoning initiatives. Councilor Costa asked if the proposed TDM changes would include projects of 6 units and Mr. Lattanzi responded that not all projects do. Councilor Costa asked Councilor Martins if she obtained feedback from Mass Housing on her proposal and Councilor Martins noted that she was addressing a need and would be contacting Mass Housing. She suggested that the Committee refer out with no recommendation. Chairman Marchese asked if a Developer was adding 2 units on an existing building of 12 units would it fall under this proposals and Mr. Lattanzi explained that all the units in the building would now fall under the 15% requirement. Chairman Marchese inquired that if the original ordinance had stated 6 units instead of 10 units how many additional affordable units would have been provided and Mr. Lattanzi indicated that 11 additional affordable units would have been added.

The Committee voted, to grant further time for one month.

Respectfully Submitted,

John W. Burley
Clerk of Committees

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CITY OF EVERETT
PLANNING DEPARTMENT
OFFICE

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The Committee considered an Ordinance offered by Councilor Vivian Nguyen: An Ordinance regulating animal breeding within the City of Everett.

City Clerk Sergio Cornelio, Animal Control Officer Stacia Gorgone and Councilor Vivian Nguyen, the Sponsor were also present.

Councilor Nguyen provided the Committee with a revised ordinance from the previous committee meeting in an attempt to address all the questions and concerns referenced at that meeting. Mr. Gorgone explained that this was something that they already do but was extending it to breeding. She noted that she had talked to some breeders and they are fine with the proposed ordinance with the understanding that it's to protect animals. Councilor Smith asked how many breeders Ms. Gorgone was aware of and Ms. Gorgone responded approximately five. Councilor Smith expressed concern over the discretionary penalty provisions and felt it important that the penalty provision be ironclad. Upon questioning from Councilor Costa, Councilor Nguyen reviewed the key facts of her proposal in addition to the changes to the proposal from the previous one. Councilor Hanlon inquired if current dog owners whose dogs had puppies would fall under this new proposed ordinance and Councilor Nguyen noted the exemption section of the proposal that would not apply in these situations. Chairman Marchese inquired to the number of dogs allowed for breeding and Ms. Gorgone referenced the current kennel license requirements. The Committee noted that it supported the proposed Ordinance but felt the penalty provision should be in a tiered schedule. Mr. Cornelio suggested that the penalty provision be amended to reference Ordinance 1-8 and that phased approach. Councilor Smith suggested that the matter be granted further time until a schedule of fines could be finalized.

The Committee voted, to grant further time.

Respectfully Submitted,

John W. Burley
Clerk of Committees