



Newton Highlands Neighborhood Area Council

May 4, 2023

Dear City Councilors, Mayor Fuller, and Planning staff,

A few Area Councilors found time to get to City Hall before the recent ZBA meeting to see what is proposed for the Christina/Charlemont neighborhood. We were pleased to have the opportunity to view a model showing the proposed buildings and surrounding environment.

We note that the model is about the right size if one were to model a village center to illustrate the proposed zoning changes in our villages.

Physical modeling is in fact the best way for anyone to understand proposed buildings within a larger context of the local environment. Models – even without building details – which show 'massing' and 'scale' comparisons within the context of existing village buildings and blocks of nearby streets and homes serve to engage the public with information which is easily digested. A City planning and zoning effort, especially an effort which proposes significant design and zoning changes to our villages, should certainly feature such content. These models would also assist the Zoning and Planning Committee and the City Council in their deliberations and public presentations. Therefore, we urge you to incorporate physical modeling in the current zoning resign process for village centers.

Best regards,

Jeremy Freudberg, President

On behalf of the Newton Highlands Neighborhood Area Council

Additional signers:

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