



## Zoning & Planning Committee Agenda

### City of Newton In City Council

Monday July 24, 2023

6:30 pm

Council Chamber (Room 207)

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, July 24, 2023 at 6:30 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/84940638685> or call 1-646-558-8656 and use the following Meeting ID: 849 4063 8685.

#### Items Scheduled for Discussion:

##### ***Public Hearing***

**#205-23**

##### **Petition to rezone lots on Charles Street**

TERRENCE P. MORRIS, ESQ. petitioning to amend the City of Newton's Zoning Map by changing the current zoning of the property known as and numbered 132 Charles Street, Newton, Ma, and shown on the City of Newton Assessor's database as Section 41, Block 06, Lots 14, currently zoned MULTI-RESIDENCE 1 and MANUFACTURING, and Section 41, Block 06, Lot 26, currently zoned MANUFACTURING, to MIXED USE 1.

**Chair's Note:** *We will hold up to 1.5 hours of testimony for folks who could not testify at the first night of hearings, then will continue the public hearing to early September. The committee will resume discussion on 38-22 after taking up item 206-23. Please see Chair's memo suggesting a strategy for organizing the next several meetings on this item.*

##### ***Public Hearing at 7:00pm or later following the public hearing on #205-23***

**#38-22**

##### **Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts**

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

**Zoning & Planning Held 8-0 on 06/26/23; Public Hearing Continued**

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The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

**Chair's Note:** *The intention is for the committee to set a public hearing date for the following item after review and discussion of the proposed ordinance.*

**#206-23 Discussion and possible ordinance to allow for breweries, brew pubs, and other craft beverage production**

COUNCILOR LIPOF requesting review, discussion, and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to craft beverage production. Possible amendments would remove prohibition on bottling alcoholic beverages and propose opportunities for other craft beverage production and accessory retail.

**Zoning & Planning Held 7-0 on 06/12/23**

**#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill**

COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

**Zoning & Planning Held 8-0 on 06/26/23**

**Respectfully Submitted,  
Deborah J. Crossley, Chair**

LEGAL DESCRIPTION  
126-132 CHARLES STREET, NEWTON, MASSACHUSETTS

The parcels of land, identified as SBL 41006 0026 and 41006 0014, together with the buildings and improvements situated thereon located in the Auburndale Village of Newton, Middlesex County, Massachusetts, shown on a plan entitled "Site Plan of Land Showing Proposed Zoning, Located at 132 Charles Street, Newton, MA" dated March 24, 2023, drawn by Boston Survey, Inc., and bounded and further described as follows:

Beginning at a point on the northerly side of Charles Street, thence running

- |               |   |
|---------------|---|
| NORTHWESTERLY | By Lot 1A on said plan, one hundred seventeen and 86/100 (117.86) feet, as shown on said plan;  |
| NORTHWESTERLY | Again by said Lot 1A, twenty-four and 99/100 (24.99) feet, as shown on said plan;   |
| NORTHWESTERLY | Again by said Lot 1A, forty-seven and 21/100 (47.21) feet, as shown on said plan;   |
| NORTHEASTERLY | By land of the Massachusetts Turnpike Authority one hundred fifty-two and 19/100 (152.19) feet as shown on said plan; and                     |
| NORTHEASTERLY | Again by land of the Massachusetts Turnpike Authority one hundred twenty-five and 62/100 (125.62) feet as shown on said plan;                 |
| SOUTHWESTERLY | Along a curved line by land of the Massachusetts Bay Transit Authority, three hundred ninety and 25/100 (390.25) feet, as shown on said plan. |
| NORTHWESTERLY | By Charles Street, one hundred twenty-eight and 64/100 (128.64) feet, to the point beginning.   |

Containing 33,986 square feet, more or less.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
**#205-23**  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

Barney Heath  
Director

**Property Owner Authorization**

Date: 2/22/23

Property Location: 126-132 Charles Street

	Number	Street Address
Property Owner:	<u>WZ DNA LAB LLC</u>	<u>617 945-9697</u>

	Name	Contact Number
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Current Mailing Address: 478 Franklin Street

	Number	Street Name
	<u>Franklin</u>	<u>MA</u>
	<u>MA</u>	<u>02038</u>

City/Town	State	Zip Code
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- I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
  2. I(we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

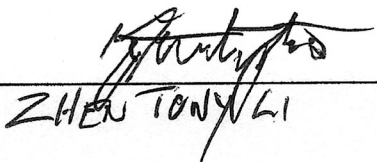
*NOTICE: The City of Newton's staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the City may visit the property as well.*

The undersigned "Property Owner" assumes full responsibility for compliance with applicable codes, ordinances, regulations, and the City of Newton codes, procedures, and requirements.

I (we) give our permission for the applicant to submit this application as my agent (see Page 2).

*NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the property owner(s) regarding the application.*

**Property Owner/Owner Representative Signature:**

  
 \_\_\_\_\_  
 ZHEN TONY LI

**Applicant/Agent Information**

**Applicant/Agent:** Terrence P. Morris, Esq.  
Name

**Applicant/Agent Address:**

<u>57</u>	<u>Elm Road</u>	
Number	Street Name	
<u>Newton</u>	<u>MA</u>	<u>02460-2144</u>
City/Town	State	Zip Code

**Applicant/Agent Signature:**

Terrence P. Morris, Esq.

**#205-23**

PREPARED FOR:  
 TOWN OF NEWTON  
 133 CHARLES STREET  
 NEWTON, MA 02459

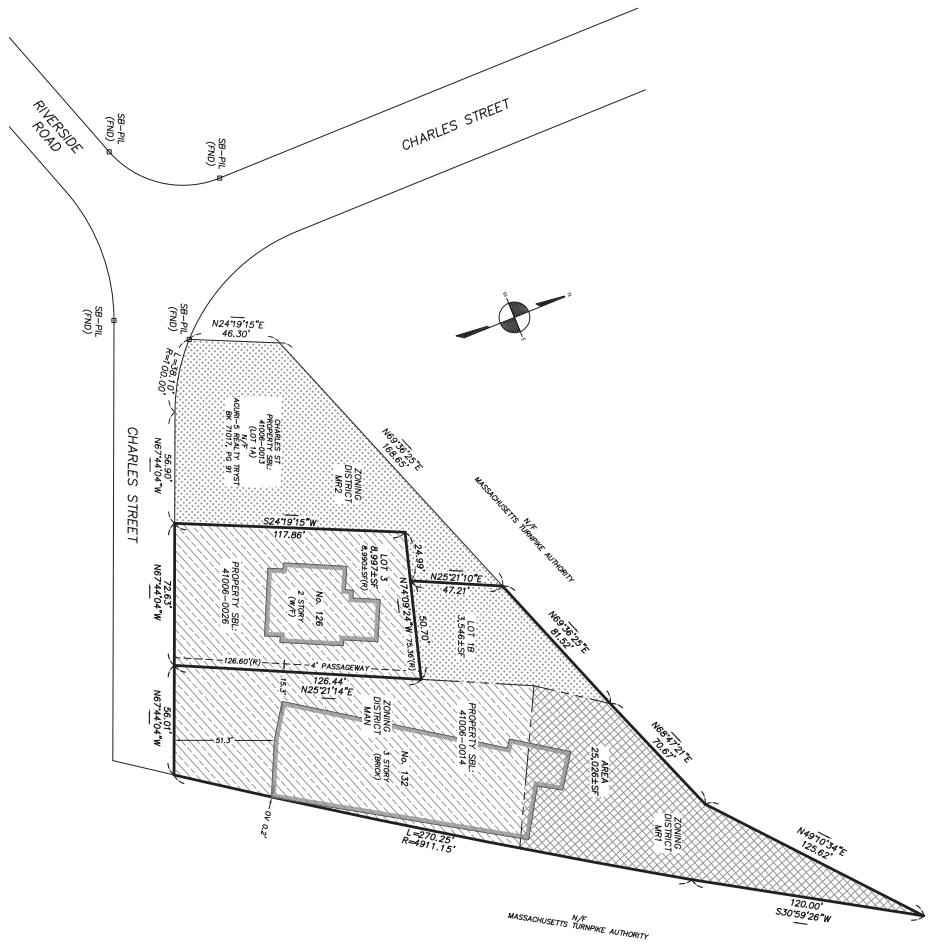
REFERENCES:  
 PL 1320 P102  
 PL 1320 P102  
 PL 1320 P102  
 PL 1320 P102  
 PL 2015 0634

DATE: 05/09/2010

#133 CHARLES STREET  
 #132 CHARLES STREET

**SITE PLAN OF LAND**  
 SHOWING THE EXISTING ZONING  
 AT 126 - 132 CHARLES STREET  
 NEWTON, MA

DATE: MARCH 26, 2010 SCALE: 1/8" = 30' FEET



**LEGEND**

**ZONING DISTRICTS**

[Pattern]	M1-1: MULTI RESIDENCE 1
[Pattern]	M1-2: MULTI RESIDENCE 2
[Pattern]	M2: MULTI RESIDENCE 2

I CERTIFY THAT THIS PLAN WAS MADE FROM AN  
 DATE OF JULY 31, 2010 AND ALL STRUCTURES ARE  
 LOCATED AS SHOWN HEREON.  
 ACCORDING TO THE FEDERAL EMERGENCY  
 DISASTER RELIEF ACT, ANY CHANGES OR  
 MAJOR IMPROVEMENTS ON THIS PROPERTY FALL  
 IN AN AREA DESIGNATED AS  
 COMMUNITY PANEL: 25070334E  
 EFFECTIVE DATE: 05/09/2010

FIELD	JH
DRAWN	JH, G.C., M.A.
CHECK	G.C.
DATE	07/26/10
TOR #	15-00506

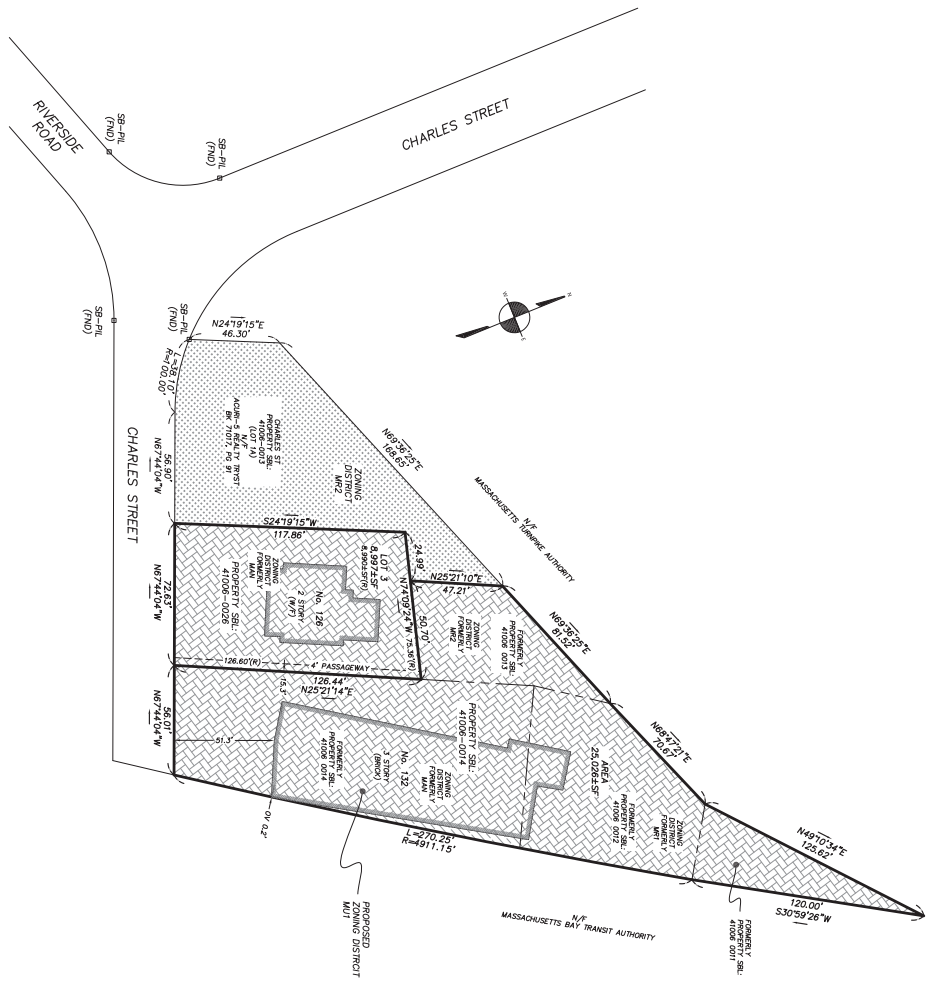


PREPARED FOR:  
 TOWN OF NEWTON  
 133 CHARLES STREET  
 NEWTON, MASSACHUSETTS 02459  
 DATE: MARCH 26, 2025  
 SCALE: 1/4" = 30'-0"

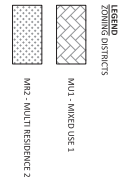
#133 CHARLES STREET  
 #132 CHARLES STREET

**SITE PLAN OF LAND**  
 SHOWING PROPOSED ZONING  
 AT 126 - 132 CHARLES STREET  
 NEWTON, MA

DATE: MARCH 26, 2025 SCALE: 1/4" = 30'-0"



- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO PROPOSE NEW ZONING DESIGNATION ON THE FOLLOWING CITY OF NEWTON PARCELS:  
 1) NO. 126 CHARLES STREET, PROPERTY SBL: 41006-0026, FORMERLY WITHIN THE (M2) MANUFACTURING ZONING DISTRICT WILL NOW BECOME (M2) MIXED USE 1.
  - 2) NO. 128 CHARLES STREET, PROPERTY SBL: 41006-0014, MANUFACTURING (M2) MULTI RESIDENCE 1, AND (M2) MULTI RESIDENCE 2 ZONING DISTRICTS WILL NOW BECOME (M2) MIXED USE 1.



I CERTIFY THAT THIS PLAN WAS MADE FROM AN ORIGINAL SURVEY OF THE PROPERTY AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPS, THE PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.  
 COMMUNITY PANEL: 25070303AE  
 EFFECTIVE DATE: 06/04/2010



FIELD:	JH
DRAWN:	JH, GJC, DAV
CHECK:	GJC
DATE:	03/26/25
TITLE:	15-00506

**Abutters List**

[print this list](#)

Date: July 06, 2023

Subject Property Address: 132 CHARLES ST AUB Newton, MA  
Subject Property ID: 41-006-0014

Subject Property Address: 126 CHARLES ST AUB Newton, MA  
Subject Property ID: 41-006-0026

Search Distance: 300 Feet

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Owner: COMMONWEALTH OF MASSACHUSETTS  
Co-Owner: MDC- PARK COMM  
Prop ID: 41-005-0001  
Prop Location: 1 RIVERSIDE RD Newton, MA  
Mailing Address:

20 SOMERSET ST  
BOSTON, MA 02108

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Owner: COMMONWEALTH OF MASSACHUSETTS  
Co-Owner: MDC- CENTRAL SERVICES DIVISION  
Prop ID: 41-005-0002  
Prop Location: 107 CHARLES ST AUB Newton, MA  
Mailing Address:

1 MONSIGNOR O'BRIEN HWY  
CAMBRIDGE, MA 02141

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Owner: COMMONWEALTH OF MASSACHUSETTS  
Co-Owner: MDC- PARK COMM  
Prop ID: 41-005-0003  
Prop Location: 139 CHARLES ST AUB Newton, MA  
Mailing Address:

20 SOMERSET ST  
BOSTON, MA 02108

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Owner: MASSACHUSETTS TURNPIKE AUTHORITY  
Prop ID: 41-005-0004  
Prop Location: 149 CHARLES ST AUB Newton, MA  
Mailing Address:

80 BOYLSTON ST  
BOSTON, MA 02116



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Owner: ARCURI-5 REALTY TRUST  
Prop ID: 41-006-0013  
Prop Location: CHARLES ST AUB Newton, MA  
Mailing Address:  
132 CHARLES ST  
AUBURNDALE, MA 02466  
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Owner: MASSACHUSETTS TURNPIKE AUTHORITY  
Prop ID: 41-006-0013-A  
Prop Location: 132 R CHARLES ST REAR AUB Newton, MA  
Mailing Address:  
80 BOYLSTON ST  
BOSTON, MA 02116  
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Owner: MCDONALD KEITH & JOYCE TRS  
Co-Owner: MCDONALD FAMILY TRUST  
Prop ID: 41-007-0025  
Prop Location: 30 CHARLES ST AUB Newton, MA  
Mailing Address:  
30 CHARLES ST  
AUBURNDALE, MA 02466  
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Owner: ARCURI JAMES  
Prop ID: 41-007-0027  
Prop Location: 13 NEWLAND ST Newton, MA  
Mailing Address:  
13 NEWLAND ST  
AUBURNDALE, MA 02466  
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Owner: MASSACHUSETTS TURNPIKE AUTHORITY  
Prop ID: 41-007-0028  
Prop Location: 11 NEWLAND ST Newton, MA  
Mailing Address:  
80 BOYLSTON ST  
BOSTON, MA 02116  
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Owner: COMMONWEALTH OF MASSACHUSETTS  
Co-Owner: MDC  
Prop ID: 42-011-0001  
Prop Location: 355 R GROVE ST OFF Newton, MA  
Mailing Address:  
20 SOMERSET ST  
BOSTON, MA 02108  
-----

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Owner: COMMONWEALTH OF MASSACHUSETTS  
Co-Owner: MDC  
Prop ID: 42-011-0001-A  
Prop Location: 355 X GROVE ST OFF Newton, MA  
Mailing Address:  
20 SOMERSET ST  
NEWTON, MA 02465  
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Owner: MASSACHUSETTS TURNPIKE AUTHORITY  
Prop ID: 42-011-0001-B  
Prop Location: GROVE ST OFF Newton, MA  
Mailing Address:  
80 BOYLSTON ST  
BOSTON, MA 02116  
-----

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Owner: ABEND LAWRENCE J  
Prop ID: 43-029-0013-B  
Prop Location: 329 CENTRAL ST Newton, MA  
Mailing Address:  
329 CENTRAL ST  
AUBURNDALE, MA 02466  
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Owner: LEE KEVIN K Q  
Co-Owner: SUN LI J TRS  
Prop ID: 43-029-0014  
Prop Location: 337 CENTRAL ST Newton, MA  
Mailing Address:  
12 CHRISTIAN WAY  
ANDOVER, MA 01810  
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Owner: WOODRUFF WENDY R  
Co-Owner: PIKE JEFFREY  
Prop ID: 43-029-0015  
Prop Location: 347 CENTRAL ST Newton, MA  
Mailing Address:  
347 CENTRAL ST  
AUBURNDALE, MA 02466

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Owner: HSU CHUNG HAN  
Co-Owner: HSU BECKY LAM  
Prop ID: 43-029-0016  
Prop Location: 357 CENTRAL ST Newton, MA  
Mailing Address:  
357 CENTRAL ST  
AUBURNDALE, MA 02466

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Owner: THEODOROU IGNATIUS E & ANGELINA  
Co-Owner: MCNEIL EO  
Prop ID: 43-029-0017  
Prop Location: 369 CENTRAL ST Newton, MA  
Mailing Address:  
369 CENTRAL ST  
AUBURNDALE, MA 02466

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Owner: LEVINE HERBERT O & NANCY M  
Prop ID: 43-029-0018  
Prop Location: 379 CENTRAL ST Newton, MA  
Mailing Address:  
379 CENTRAL ST  
AUBURNDALE, MA 02466

---

Owner: MASSACHUSETTS TURNPIKE AUTHORITY  
Prop ID: 43-029-0019  
Prop Location: 379 R CENTRAL ST OFF Newton, MA  
Mailing Address:  
80 BOYLSTON ST  
BOSTON, MA 02116

---

Owner: SANGIOLO JOHN & AMY MAH

Prop ID: 43-029-0020

Prop Location: 387-389 CENTRAL ST Newton, MA

Mailing Address:

387 389 CENTRAL ST

AUBURNDALE, MA 02466

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# Alternate VCOD Zoning Plan That complies with MBTA Community Act

Pam Wright  
July 24, 2023

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## Docket Items being addressed

**#38-22** Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts ZONING & PLANNING COMMITTEE requesting review, discussion and amendments relative to Chapter 30 zoning ordinances by **adding a new Village Center Overlay District**, consisting of four (4) district tiers, by establishing requirements for such District, and requesting amendments to the Zoning Map to include the Village Center Overlay District.

**#39-22** Requesting discussion on state guidance for implementing the **Housing Choice Bill** COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

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**Total 18,319 units in all village centers will be zoned by right, not including additional lot subdivisions or allowed multiple buildings on a lot**

**MBTA Communities Act requires zoning to provide 8330 units by right with no special permit, variance, waiver or other discretionary zoning approval**

**Utile and Planning Dept. calculate 10,000 units in limited areas to meet the MBTA Communities Act**

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## **High Level Recommendations And will meet the MBTA requirements**

- Change the number of lots designated VC3
- Change special permit threshold to 15,000 sf
- Reduce number of lots in the village overlay districts
- Require minimum lot requirements for MRT and VC1 designated lots to promote Adaptive Reuse of existing buildings, versus lot subdivisions
- Include Auburndale and Newton Corner in the MBTA calculations

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## Methodology to create Village Zoning Database

- Downloaded data from the Assessor's database
- Classified each property as MRT, VC1, VC2 and VC3 and eliminated duplicates
- Determined priority streets properties and abutting residential or non residential lots
- Used variables for setbacks, average unit size, max footprint, special permit threshold, story heights, and more
- Each lot is a stand alone even though one building on multiple lots and/or one owner for adjacent lots
- **Calculated:**
  - Maximum footprint, maximum building size, village center units, MBTA units, special permit lots and units with density variable, MRT dividable lots and more

**Database created by Councilors John Oliver and Pam Wright**

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## Variables that can be easily changed to calculate city wide and MBTA Communities units in optimizing village zoning

- **Change Special Permit thresholds**
- **Change setbacks and/or building heights**
- **Change VC lots to another designation**
- **Change priority street locations**
- **Change unit density for Special Permit lots**

**Database will soon have a shared link**

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## Various Parameter changes and the effect on units And still meet MBTA Communities Act

Zoning Options Examples	VCOD units
Utile/Planning Dept Baseline VCOD unit count	did not calculate
Baseline VCOD by right without lot subdivision or multiple bldgs on lot; Special Permit threshold 30,000 sf	18,319
Replace all VC3 with VC2, Special Permit threshold 30,000 sf	15,890
Add VC3 in select locations, Replace all other VC3 with VC2, Special Permit threshold 30,000 sf	16,381
Above VC3 in select locations; Special Permit threshold 20,000 sf	14,781
Above VC3 in select locations; Special Permit threshold 17,000 sf	13,984
Above VC3 in select locations; Special Permit threshold 15,000 sf	13,175
<b>With database, changes can be easily made to optimize unit count</b>	

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## 2659 Special Permit Multifamily units approved since 2020

Multifamily projects	Residential units	Multifamily projects	Residential units
<b>Total</b>	<b>2659</b>	106 River St	9
Riverdale	204	416-418 Langley	6
Northland/Needham St	800	1114 Beacon	34
Riverside	550	136-144 Hancock (Walker)	16
Dunstan East	292	120 Norwood	4
Walker & Washington St.	28	1 Jackson St	6
West Newton Armory	43	20 Clinton St	4
300 Eliot St.	4	71 Comm Ave	6
50 Highland Ave.	4	77 Hartford St	4
145 Warren St.	5	283 Melrose	16
386-394 Watertown St.	10	432 Cherry	3
667 Boylston St.	4	15-21 Lexington	24
1092-1094 Chestnut St.	4	280 Newtonville	18
1149-1151 Walnut St.	25	956 Walnut	7
Mr. Sushi/ 383 Boylston	12	160 Stanton Ave	69
Craft St senior Living	185	264 Pearl	3
24 Wilson Cir	5	20 Kinmouth	24
63-65 Broadway	3	34 Prescott St	4
Santander Bank (50)	50	2 Life Golda Meir House	174

**Two 40B projects soon to be approved outside of Village Centers: additional 568 Units**

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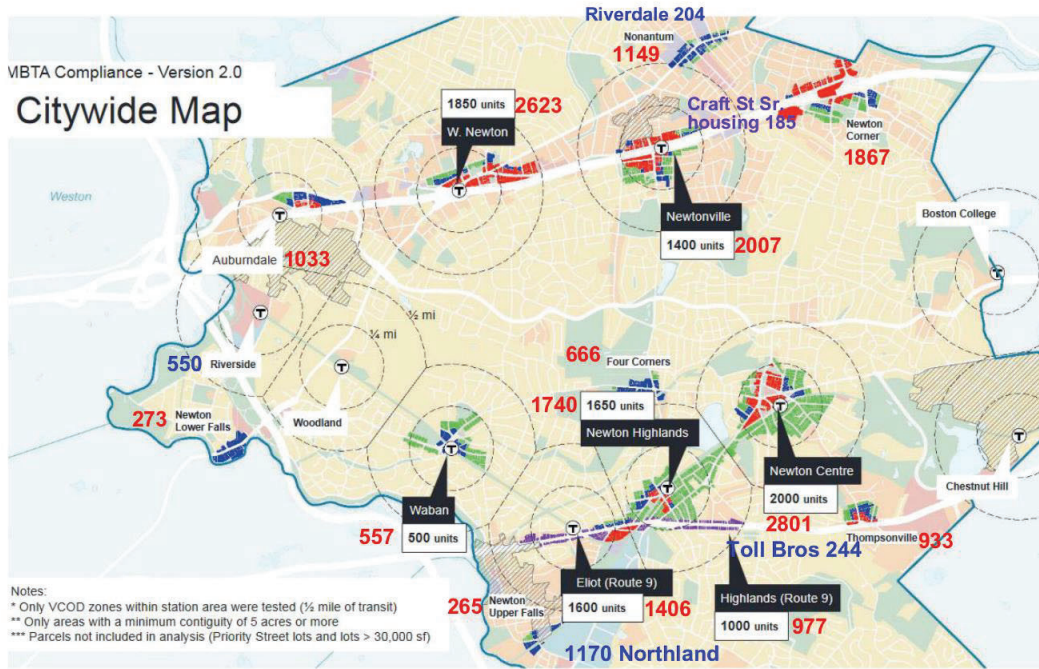
## **Additional analysis required with the large increase in by right units**

- **Infrastructure**
- **City services – police, fire, school, recreation fields, etc**
- **Fiscal**
- **Traffic**

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**Using the database, we can meet the 8330 MBTA Communities Act units and optimize overall unit count**

**VCOD permits by right including all villages and priority streets: 18,319 units**  
**Additional 40B and large special permits approved by not built: 2,353 units**



**Red numbers: number of units by right including priority street lots**  
**Black numbers: number of units calculated by Utile excluding priority street lots**  
**Blue numbers: 40B and large special permits approved but unbuilt and not in the village zoning**

# End

## Various Parameter changes and the effect on units

Zoning Options	VCOD units	MBTA units
Utile/Planning Dept Baseline MBTA unit count	did not calculate	10,000
Baseline VCOD by right without lot subdivision or multiple bldgs on lot; Special Permit 30,000	18,319	9,782
Replace all VC3 with VC2, Special Permit 30,000 sf	15,890	8,694
VC3 in select locations	16,381	9,029
Above VC3 in select locations; Special Permit 20,000 sf	14,781	8,059
Above VC3 in select locations; Special Permit 17,000 sf	13,984	7,565
Above VC3 in select locations; Special Permit 15,000 sf	13,175	7,203
Above VC3 in select locations; Special Permit 15,000 sf; add Auburndale and modified Newton Corner to MBTA count	13,175	8,688
<b>With database, changes can be easily made to optimize unit count</b>		

Note: VCOD unit column includes all villages and priority streets. MBTA unit columns include only designated villages in Planning Dept Map 2.0 excluding priority streets for MBTA Communities Act count.

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## Additional suggestions

- Reduce residential areas in villages to meet 8330 unit requirements
- Add Auburndale and 38A of Newton Corner to MBTA unit count
- Require site plan review for lots greater than 8000 sf in VC zones
- Allow one extra floor incentive in certain areas in the village centers
- Require special permit for priority street lots greater than 8000 sf
- Increase building separation
- Require usable open space in MRT and VC1 lots

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## Additional Data

Calculation Parameters	VC Special Permit lots	VC SP units 50 units/A	VC lots with multiple bldgs	Corner Lot and large MRT lot subdivision	
				lots	units
Total VCOD by right without lot subdivision or multiple bldgs on lot; Special Permit 30,000	59	4591	70		
Remove all VC3, Special Permit 30,000 sf	59	4591	87		
VC3 in select locations (VC4)	59	4591	87		
VC3 in select locations (VC4); Special Permit 20,000 sf	97	5,824	46		
VC3 in select locations (VC4); Special Permit 17,000 sf	116	6,316	28		
VC3 in select locations (VC4); Special Permit 15,000 sf	138	6,769	16		
VC3 in select locations (VC4); Special Permit 15,000 sf; add Auburndale and modified Newton Corner to MBTA count	138	6,769	16		
<b>note 1:</b> multiple bldgs only when VC1/2 is 40% larger and VC3/4 is 35% larger					
<b>note 2:</b> corner lot subdivision >10,000 sf; lot subdivision > 12,000 sf					

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**Can reduce contiguous land to 50% and add 10% outside station area  
And still meet the MBTA Communities Act 8330 units and reduce overall Unit count.**

MBTA Communities Compliance  
Version 2.0 VCOD Meets MBTA Compliance

MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 2.0 VCOD Results	MBTA Compliant
Unit Capacity	8,330 units	10,000 units	YES
Aggregate Gross Density	15 units/acre	35 units/acre	YES
Total Land Area	50 acres	288	YES
% of District to be Located in Station Area	90%	100%*	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	69%	YES

Notes:  
 \* Only VCOD zones within station area were tested  
 \*\* Parcels not included in analysis (Priority Street lots and lots greater than 30,000 sf)  
 \*\*\* Assumes no minimum parking requirements

Must meet every requirement to reach compliance

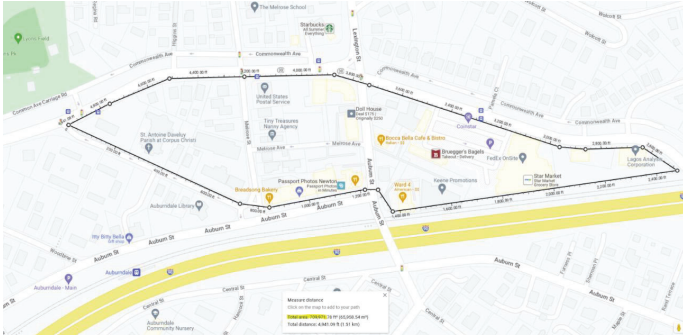
Calculations:

		Acres
<b>now</b>	<b>total land</b>	288
<b>now</b>	<b>contiguous land - 69%</b>	199
	<b>can add the following for 50% contiguous</b>	109
	<b>can add 10% outside transit</b>	40

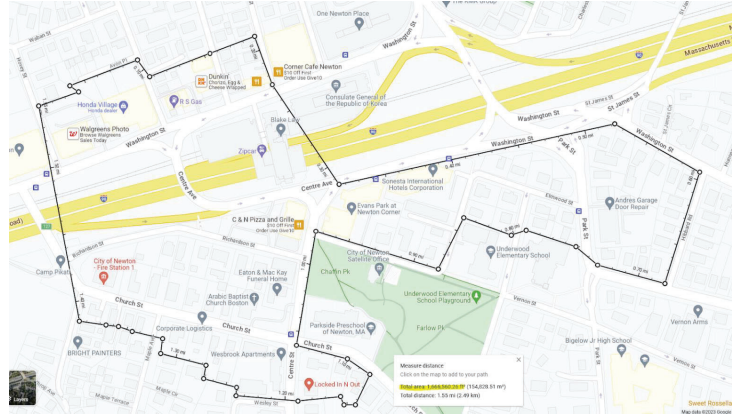
16

# Additional villages added to MBTA Communities Act units

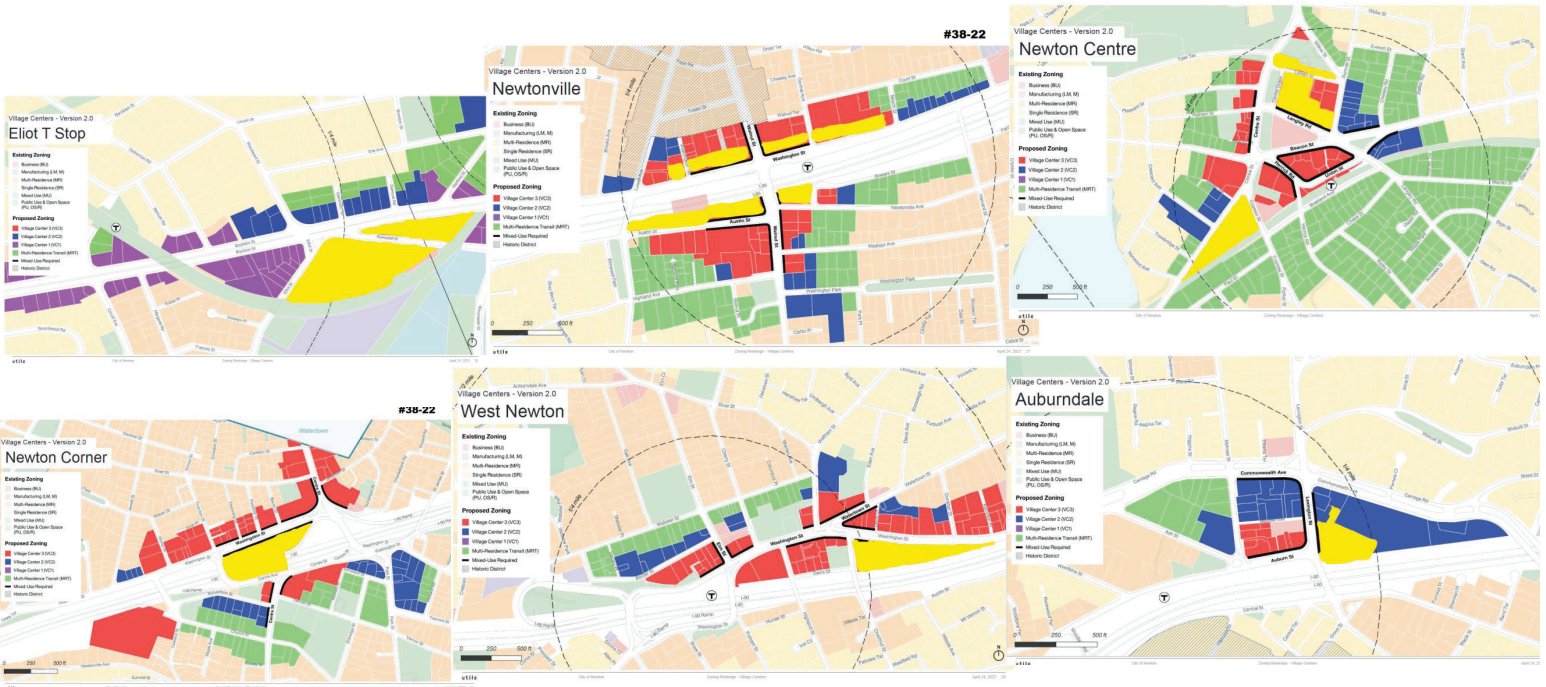
Auburndale 16.3 acres within 0.5 miles of transit



Modified Newton Corner 38.3 acres outside transit



## Propose changing all VC3 to VC2 except areas in yellow below



## Proposed Corner lot subdivision example



### 472-474 Watertown St

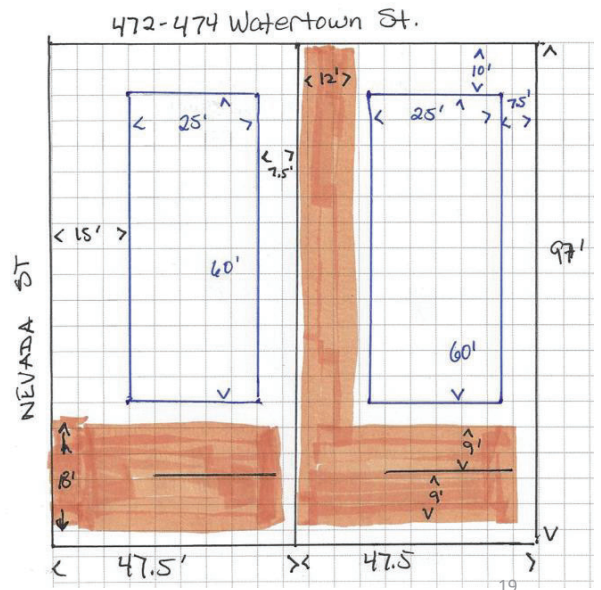
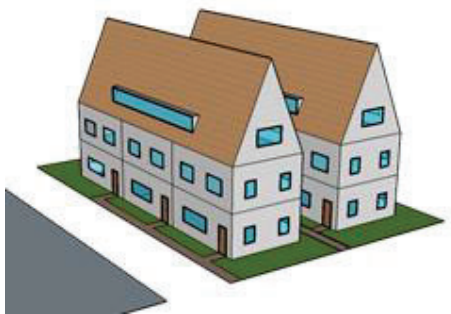
Each building is a 3 family with two 9'x19' parking stalls, 4' parking setbacks and 12' driveway

3 units are 1620 sf each

25'w x 60'l and 45' tall

9234 sf lot = 95' x 97' Could it be subdivided into two 47.5' x 97' lots

In this example, if house is 27' x 56' then 3 parking stalls would fit in the back



## Easily modified database variables

	scale factor	max footprint	footprint threshold	abutting			Not abutting			Stories + half	
				rear setback	side setback	front setback	rear setback	side setback	front setback		
VC 1	0.4	4000	5600	15	15	10	15	10	10	3.7	
VC 2	0.4	10000	14000	15	15	0	5	0	0	3	
VC 3	0.35	15000	20250	15	15	0	5	0	0	4	
MRT	0	1500	1500	15	15	10	15	15	10	2.8	
VC 4	0.35	15000	20250	15	15	0	5	0	0	4	
Special Permit Threshold			30000	Special Permit sf calculation for unit numbers; units/acre			50				
Sqft / Unit			1000								

Note: scale factor used to Determine multiple buildings On a lot

# sample database

	A	B	C	D	E	F	G	H	I	J	K	M	U	V
1														
2	Village	Proposed VCOD	Priority st	abut R	VC 1 abut	R rear	R side	shape factor	note	SI	No1	Street	Frontage	Lot size
428	Newton Centre	VC 2	yes	no		no	no			8	22	UNION ST	45	3617
429	Newton Centre	VC 3	yes	no		no	no			6	49	UNION ST	147	8735
430	Newton Centre	VC 3	no	no		no	no			5	50	UNION ST	120	3958
431	Newton Centre	VC 3	yes	no		no	no			6	65	UNION ST	75	4148
432	Newton Centre	VC 3	no	no		no	no			5	70	UNION ST	80	2842
433	Newton Centre	VC 3	yes	no		no	no			6	93	UNION ST	267	31455

K	M	U	V	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU
No1	Street	Frontage	Lot size	lot depth	rear setback	side setback	front setback	calc footprint	max footprint	max fp or mult bldg	BLD volume All res	priority st res volume	1000 volume of units	sf unit size SP units	subdivided corner lots	
22	UNION ST	45	3617	80	5	0	0	3392	3392	3392	12079	8687	9	0		
49	UNION ST	147	8735	59	5	0	0	8000	8000	8000	37376	29376	29	0		
50	UNION ST	120	3958	33	5	0	0	3358	3358	3358	14914	14914	15	0		
65	UNION ST	75	4148	55	5	0	0	3773	3773	3773	17307	13534	14	0		
70	UNION ST	80	2842	36	5	0	0	2442	2442	2442	10859	10859	11	0		
93	UNION ST	267	31455	118	5	0	0	30120	15000	30120	67396	52396	SP	36		

Column AS formula: =if(or(\$B428="MRT", \$C428="dup"),0,if(\$V428<pivots!\$F\$32,if(\$H428>0,ROUND(min(\$AQ428,\$AR428)/\$AS\$1,0)\*\$H428,ROUND(min(\$AQ428,\$AR428)/\$AS\$1,0)), "SP"))