



Ruthanne Fuller  
Mayor

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Barney S. Heath  
Director

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## MEMORANDUM

**DATE:** June 24, 2022

**TO:** Councilor Deborah Crossley, Chair, Zoning & Planning Committee  
Members of the Zoning & Planning Committee

**FROM:** Barney Heath, Director, Department of Planning and Development  
Jennifer Caira, Deputy Director Department of Planning and Development  
Zachery LeMel, Chief of Long Range Planning  
Nevena Pilipovic-Wengler, Community Engagement Planner  
Cat Kemmett, Planning Associate

**RE:** **#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**  
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)

**MEETING:** June 27, 2022

**CC:** City Council  
Planning Board  
Jonathan Yeo, Chief Operating Officer

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At the June 1 and 13 ZAP meetings, Chair Crossley facilitated a workshop at ZAP focusing on better understanding the thoughts, concerns, and remaining questions that Committee members have regarding the framework and proposed policies in the draft zoning proposals for village centers. Planning staff and consultants from Utile were on hand to answer any questions.

At the upcoming June 27 ZAP meeting, the Chair will organize the remaining proposals with the intention to review in Committee and hold straw votes. The remaining items include:

- (#7) Replace 20,000 sf of floor area Special Permit with Special Permit for development on parcels greater than 3/4 acre
- (#8) Require Site Plan Review with Design Review for certain by-right projects
- (#9) Incorporate design standards
- (#1) Reduce parking requirements in Village Centers – cont. discussion

Again, Planning staff and Utile will be on hand to answer any questions. The Zoning Proposal Packet can be found at this link: <https://www.newtonma.gov/home/showpublisheddocument/85435/637892559787430000>