



# Zoning & Planning Committee Agenda

## City of Newton In City Council

Thursday, September 7, 2023

7:00 pm  
Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Thursday, September 7, 2023 at 7:00 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/85761461913> or call 1-646-558-8656 and use the following Meeting ID: 857 6146 1913.

### Items Scheduled for Discussion:

**#289-23 Appointment of David Boronkay to the Auburndale Historic District Commission**  
HER HONOR THE MAYOR appointing David Boronkay, 187 Melrose Street, Auburndale as an alternate member of the Auburndale Historic District Commission for a term of office set to expire on September 18, 2026. (60 Days: 11/04/2023)

**Chair's note:** *The Committee will continue to review and assess the maps and proposed amendments for each village center. Straw votes will be taken on all items.*

**#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 08/21/23**

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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.

**#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 08/21/23**

**#278-23      Reappointment of John Rice to the Newton Historical Commission**

HER HONOR THE MAYOR reappointing John Rice, 9 Selden Street, Waban as an at-large member of the Newton Historical Commission for a term of office set to expire on September 30, 2026. (60 Days: 10/13/2023)

**#279-23      Reappointment of Doug Cornelius to the Newton Historical Commission**

HER HONOR THE MAYOR reappointing Doug Cornelius, 15 Lockwood Road, West Newton as an at-large member of the Newton Historical Commission for a term of office set to expire on July 31, 2026. (60 Days: 10/13/2023)

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



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

**#289-23**

Telephone  
(617) 796-1100

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(617) 796-1089

Email  
rfuller@newtonma.gov

August 7, 2023

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint David Boronkay of 187 Melrose Street, Auburndale 02466 as an Alternate member of the Auburndale Historic District Commission. His term of office shall expire September 18, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

RECEIVED  
2023 AUG 28 PM 2:36  
CITY CLERK  
NEWTON, MA. 02459

**Application Form**

**Profile**

David P Boronkay  
First Name Middle Initial Last Name

[Redacted]  
Email Address

187 Melrose Street  
Home Address Suite or Apt

Auburndale MA 02466  
City State Postal Code

**What Ward do you live in?**

Ward 4

[Redacted] [Redacted]  
Primary Phone Alternate Phone

Slocum Hall Design Group, Inc Owner/Principal  
Employer Job Title

**Which Boards would you like to apply for?**

Auburndale Historic District Commission: Submitted

**Ethnicity**

None Selected

**Gender**

None Selected

**Interests & Experiences**

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

I have great respect for historic architecture, and those who are passionate about preserving it. I have been designing and renovating homes around Newton for the past 20 years, many of which were historic properties with sympathetically designed additions to blend the old and the new. As someone who cares deeply about our city and the beautiful older buildings found within it, I would like to lend my time and expertise to ensure that Newton continues to be developed in a way that honors its rich architectural history. Since I have been self-employed for the better part of twenty years, I do not have an actual resume to share, so I have clipped my LinkedIn profile to show all the pertinent information.

[LinkedIn\\_Resume.JPG](#)

Upload a Resume

## Experience



### Principal

#### Slocum Hall Design Group

Dec 2012 - Present 10 years 7 months

Watertown, MA

David Boronkay is Principal, founder and owner of Slocum Hall Design Group, an architectural firm specializing in making homes beautiful and functional for modern living while also providing an unrivaled level of detail and oversight through the construction process. David's background in high-end residential architecture and design - along with the support of his partners and associates, enables Slocum Hall Design to see a project from the initial concept, overseeing and managing construction, through the interior finish selection process.

Show less ^



### Owner

#### Kantaros Boronkay and Associates

Feb 2008 - Dec 2012 4 years 11 months



## Owner

DPB Design, LLC

Jan 2000 - Feb 2008 8 years 2 months

Focus on High-End residential design.



## Architectural Designer

Trapani + Associates, Inc.

Sep 1999 - Nov 2012 13 years 3 months



## Designer

MKDA

1998 - 1999 1 year

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## Education



## Syracuse University

Bachelor of Science (B.S.) Architecture and Environmental Design

1994 - 1998

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Ruthanne Fuller  
Mayor

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

**#38-22**  
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(617) 796-1120  
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www.newtonma.gov

Barney S. Heath  
Director

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## MEMORANDUM

**DATE:** August 18, 2023

**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  
Joe Iadonisi, 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)  
**#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)

**MEETING:** August 21, 2023

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

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### Village Center Overlay District (VCOD) – Version 2.0 Zoning Map Amendments

The Newton Planning Department, under the guidance of the City Council's Zoning and Planning Committee (ZAP) and in close collaboration with our consultant Utile, released the Version 2.0 Village Center Overlay District (VCOD) Zoning Maps at April 24, 2023 ZAP meeting. See these links to the [presentation](#) and a [citywide map](#) here. Additional information can be found on the [Village Center webpage](#).

At this upcoming Monday, August 21 (**5:30pm start time**) ZAP meeting, the Committee will review and hold straw votes on proposed VCOD map amendments village center by village center. Planning staff have compiled all amendments received from individual city councilors, community groups, community members, and property owners. These various proposed changes to the current version 2.0 VCOD map are presented, without any endorsement from Planning, as a spreadsheet (Attachment A) and as village center maps (Attachment B).

Staff have worked to catalog every recommendation received. However, some may have been missed in error.

**VCOD Zoning Map and MBTA Compliance**

Any VCOD map changes ZAP votes to accept will have to be input into the MBTA compliance model following the outcome of the meeting. If the amended map is not MBTA Communities compliant, Planning staff will provide a recommendation of revisions to address the non-compliance for ZAP approval.

**Next Steps**

Following the August 21, 2023 ZAP meeting, Planning staff will incorporate all amendments voted on by ZAP to be released with the VCOD zoning text as Version 3.0. Version 3.0 will be shared in September in advance of the continued public hearing, scheduled for September 26, 2023.

**Attachments**

**Attachment A**                      Spreadsheet - Compiled Version 2.0 VCOD Map Amendments

**Attachment B**                      Village Center Maps - Compiled Version 2.0 VCOD Map Amendments

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
<b>AUBURNDALE</b>			
20-58	Ash St.	City Councilor	Add to VC2
20-58	Ash St.	Community Group	Add to VC2
45	Ash St.	City Councilor	Convert MRT to VC2
271-289, 305-307, 309-349	Auburn St.	City Councilor	Convert from VC3 to VC2
305-349	Auburn St.	City Councilor	Convert from VC3 to VC2
409-421	Auburn St.	Community Group	Add to VC2
409-421	Auburn St.	City Councilor	Add to VC2
8-10, 15-19	Central Close	Community Group	Add to MRT
132-138	Central St.	Community Group	Add to MRT
7-27, 14-40	Central Terrace	Community Group	Add to MRT
2000-2058	Commonwealth Ave.	Community Group	Convert VC2 to VC3
2000-2058	Commonwealth Ave.	City Councilor	Convert VC2 to VC3
2066-2114	Commonwealth Ave.	City Councilor	Convert from VC2 to VC1
2090-2102	Commonwealth Ave.	Property Owner	Convert VC2 to VC3
2115-2121	Commonwealth Ave.	Community Group	Add to MRT
2133-2171	Commonwealth Ave.	Community Group	Add to MRT
2202-2240	Commonwealth Ave.	Community Group	Add to VC2
10	Elberta Terrace	Community Group	Add to MRT
29-35	Grove St.	Community Group	Add to MRT
14	Hancock St.	Community Group	Add to MRT
9, 10, 18, 19	Higgins St.	Community Group	Add to MRT
395	Lexington St.	Community Group	Add to MRT
450	Lexington St.	City Councilor	Convert from VC3 to VC2
451	Lexington St.	City Councilor	Convert from VC3 to VC2
409-411, 417-423	Lexington St.	Property Owner	Convert VC2 to VC3
409-427, 430-442	Lexington St.	City Councilor	Convert from VC2 to VC1
11-29 and SBL 41015 0007	Melrose St.	City Councilor	Convert VC2 to MRT
211-235	Melrose St.	Community Group	Add to MRT
224-232	Melrose St.	Community Group	Add to MRT
264-268	Melrose St.	City Councilor	Convert VC2 to MRT
278-282	Melrose St.	City Councilor	Convert from VC3 to MRT
278-286	Melrose St.	City Councilor	Convert from VC3 to VC2
284-286	Melrose St.	City Councilor	Convert from VC3 to VC1
3-23, 12	Regina Rd.	Community Group	Add to MRT
1, 7, 11, 14	Regina Terrace	Community Group	Add to MRT
4-48	Ware Rd.	Community Group	Add to MRT
9-65	Woodbine St.	Community Group	Add to VC2
<b>ELIOT / ROUTE 9</b>			
52, 53	Aberdeen St.	City Councilor	Convert from VC1 to MRT
11-27, 14-20	Bacon Place	Community Group	Add to MRT
12-18, 11-25	Bemuth Rd.	Community Group	Add to MRT
29-33	Bemuth Rd.	City Councilor	Convert from VC1 to MRT
87-99	Bowdoin St.	City Councilor	Add to MRT

VCOD Zoning Map Amendments (Compiled)  
**Village Center Zoning**

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
87-99	Bowdoin St.	Community Group	Add to MRT
39-41, 42	Boylston Rd.	City Councilor	Convert from VC1 to MRT
653-721, 672-712	Boylston St.	City Councilor	Remove from VCOD
653-757	Boylston St.	City Councilor	Remove from VCOD
672-838	Boylston St.	City Councilor	Remove from VCOD
775-865	Boylston St.	City Councilor	Convert from VC1 to MRT
896-904	Boylston St.	City Councilor	Remove from VCOD
904	Boylston St.	City Councilor	Convert from VC1 to VC3
1029	Boylston St.	City Councilor	Convert from VC1 to MRT
1006-1042	Boylston St.	City Councilor	Convert from VC1 to MRT
1077-1161, 1064-1156	Boylston St.	City Councilor	Convert from VC1 to MRT
1176-1207	Boylston St.	City Councilor	Remove from VCOD
11-73, 26-40, 72	Canterbury Rd.	Community Group	Add to MRT
1664-1670	Centre St.	City Councilor	Convert from VC1 to MRT
6-12, 9-15	Charles St.	Community Group	Add to MRT
10-90	Circuit Ave.	Community Group	Add to MRT
9-19, 51-65	Circuit Ave.	Community Group	Add to MRT
81-84	Cloverdale Rd.	City Councilor	Remove from VCOD
3-5	Cragmore Rd.	City Councilor	Remove from VCOD
85	Cragmore Rd.	Community Group	Add to MRT
10	Curtis St.	City Councilor	Add to VC3
3, 7-9	Curtis St.	City Councilor	Remove from VCOD
3, 7-9	Curtis St.	City Councilor	Convert from VC1 to VC2
10-12	Dedham St.	City Councilor	Add to VC2
10-12	Dedham St.	City Councilor	Add to VC1
57, 60	Dickerman Rd.	City Councilor	Convert from VC1 to MRT
61-83	Dickerman Rd.	Community Group	Add to MRT
72	Dickerman Rd.	Community Group	Add to MRT
141	Dickerman Rd.	Community Group	Add to MRT
111-127	Dickerman Rd.	Community Group	Add to MRT
116-148	Dickerman Rd.	Community Group	Add to MRT
5-33	Eliot St.	City Councilor	Convert from VC1 to MRT
45-129	Eliot St.	Community Group	Add to MRT
48-102	Erie Ave.	Community Group	Add to MRT
57-99	Erie Ave.	Community Group	Add to MRT
57-99, 48-102	Erie Ave.	City Councilor	Add to MRT
114-116, 123	Floral St.	City Councilor	Convert from VC1 to MRT
1-21, 4-22	Frances St.	Community Group	Add to MRT
15- 47, 16-52	Harrison St.	Community Group	Add to MRT
16-20	Harrison St.	City Councilor	Add to MRT
68, 77	Hartford St.	City Councilor	Convert from VC1 to MRT
11-23	Hemlock Rd.	Community Group	Add to MRT
5	Hersey St.	City Councilor	Remove from VCOD
5	Hickory Cliff Rd.	City Councilor	Remove from VCOD
24-46	Hickory Cliff Rd.	Community Group	Add to MRT

VCOD Zoning Map Amendments (Compiled)  
**Village Center Zoning**

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
1-25, 10-18	Josselyn Pl.	Community Group	Add to MRT
87-173	Lincoln St.	City Councilor	Add to MRT
122-170	Lincoln St.	Community Group	Add to MRT
122-170	Lincoln St.	City Councilor	Add to MRT
143-173	Lincoln St.	Community Group	Add to MRT
186-238	Lincoln St.	Community Group	Add to MRT
186-238	Lincoln St.	City Councilor	Add to MRT
189-219	Lincoln St.	Community Group	Add to MRT
189-235	Lincoln St.	City Councilor	Add to MRT
224-238	Lincoln St.	Community Group	Add to MRT
227-235	Lincoln St.	Community Group	Add to MRT
4, 5	Margaret Rd.	City Councilor	Convert VC1 to MRT
5-81, 4-82	Margaret Rd.	Community Group	Add to MRT
4	Meredith Ave.	City Councilor	Convert from VC1 to MRT
8-22	Meredith Ave.	Community Group	Add to MRT
18-28	Mountford Rd.	Community Group	Add to MRT
3-37, 10-36	Oak Terrace	Community Group	Add to MRT
3-5	Payne Rd.	City Councilor	Remove from VCOD
3-5	Payne Rd.	City Councilor	Remove from VCOD
4-20, 21-27	Randolph St.	Community Group	Add to MRT
3-11, 4-18	Ridgeway Ter.	Community Group	Add to MRT
6-128, 15, 27-103	Roundwood Rd.	Community Group	Add to MRT
11-15, 12	Suban Pl.	Community Group	Add to MRT
9-75	Thurston Rd.	Community Group	Add to MRT
9, 20-28	Wade St.	City Councilor	Remove from VCOD
19-69, 8-62	Waldorf Rd.	Community Group	Add to MRT
5	Walnut Hill Rd.	City Councilor	Remove from VCOD
5	Walnut Hill Rd.	City Councilor	Remove from VCOD
1241-1243, 1246-1248	Walnut St.	City Councilor	Convert from VC1 to MRT
1265	Walnut St.	City Councilor	Remove from VCOD
31	Winchester St.	City Councilor	Convert from VC1 to VC3
49-51, 40-90	Winchester St.	City Councilor	Add to VC3
98-100	Winchester St.	City Councilor	Add to VC2
98-100	Winchester St.	City Councilor	Add to VC1
70	Woodcliff Rd.	City Councilor	Remove from VCOD
85, 88	Woodcliff Rd.	City Councilor	Remove from VCOD
22-54	Woodward St.	Community Group	Add to MRT
22-54	Woodward St.	City Councilor	Add to MRT
25-27	Woodward St.	Community Group	Add to MRT
25-47	Woodward St.	City Councilor	Add to MRT
39-47	Woodward St.	Community Group	Add to MRT
71-107	Woodward St.	Community Group	Add to MRT
94	Woodward St.	Community Group	Add to MRT
110	Woodward St.	Community Group	Add to MRT

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
<b>FOUR CORNERS</b>			
858-862	Beacon St.	Community Group	Convert MRT to VC2
1062	Beacon St.	Property Owner	Add to VC2
1082	Beacon St.	Community Group	Convert VC2 to VC3
1087	Beacon St.	Community Group	Convert VC2 to VC3
1094-1126	Beacon St.	Community Group	Convert VC2 to VC3
1099	Beacon St.	Community Group	Convert VC2 to VC3
77	Beaconwood Rd.	City Councilor	Convert MRT to VC2
54-60	Brentwood Ave.	City Councilor	Add to MRT
858-862	Walnut St.	City Councilor	Convert MRT to VC2
858-862	Walnut St.	City Councilor	Convert MRT to VC2
870-880	Walnut St.	Community Group	Convert VC2 to VC3
899-901	Walnut St.	Community Group	Convert VC2 to VC3
<b>LOWER FALLS</b>			
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<b>NEWTON CENTRE</b>			
680-692, 677-701	Beacon St.	Community Group	Add to MRT
711-731	Beacon St.	City Councilor	Remove from VCOD
776-808, SBL 62009 0014	Beacon St.	City Councilor	Convert from VC3 to VC2
837-847	Beacon St.	City Councilor	Convert MRT to VC3
837-847	Beacon St.	Community Group	Convert MRT to VC3
837-851	Beacon St.	City Councilor	Convert MRT to VC2
853-855	Beacon St.	City Councilor	Convert MRT to VC1
876-888	Beacon St.	City Councilor	Add to MRT
876-888, 877-891	Beacon St.	Community Group	Add to MRT
1148-1298, 1179-1301	Centre St.	City Councilor	Convert from VC3 to VC2
1317-1321	Centre St.	Resident	Convert VC2 to VC3
1345-1365	Centre St.	City Councilor	Convert MRT to VC2
62	Chase St.	City Councilor	Remove from VCOD
11-41, 10-42	Chelsey Rd.	City Councilor	Remove from VCOD
40-60	Crescent Ave.	City Councilor	Add to MRT
64-90	Crescent Ave.	Community Group	Convert MRT to VC2
64-90	Crescent Ave.	City Councilor	Convert MRT to VC2
62-86	Dalton Rd.	City Councilor	Remove from VCOD
55-85, 70-82	Elgin St.	City Councilor	Remove from VCOD
26-58	Everett St.	City Councilor	Remove from VCOD
9-17, 20-22	Glazer Rd.	City Councilor	Remove from VCOD
41-117	Glen Ave.	City Councilor	Remove from VCOD
17-31	Herrick Rd.	City Councilor	Convert from VC3 to VC2
52-128	Herrick Rd.	City Councilor	Remove from VCOD
9-37	Knowles St.	City Councilor	Remove from VCOD
47-61	Langley Rd.	City Councilor	Convert from VC3 to VC2
92	Langley Rd.	Property Owner	Convert VC2 to VC3
95-145, 100-154	Langley Rd.	City Councilor	Remove from VCOD
12-14	Lyman St.	City Councilor	Convert from VC3 to VC2

VCOD Zoning Map Amendments (Compiled)  
**Village Center Zoning**

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
SBL 61032 0001	Lyman St.	City Councilor	Remove from VCOD
9-27, 14-28	Maple Park	City Councilor	Remove from VCOD
10-70	Norwood Ave.	City Councilor	Add to MRT
55-85	Norwood Ave.	City Councilor	Add to VC2
33-77	Paul St.	Community Group	Convert MRT to VC2
33-77	Paul St.	City Councilor	Convert MRT to VC2
38-56	Paul St.	City Councilor	Remove from VCOD
12-17	Pelham St.	City Councilor	Convert from VC3 to VC2
40-50, 49	Pelham St.	City Councilor	Remove from VCOD
35	Pleasant St.	City Councilor	Remove from VCOD
3-63, 18-56	Ripley St.	City Councilor	Remove from VCOD
166	Sumner St.	City Councilor	Remove from VCOD
191-195	Sumner St.	City Councilor	Convert from VC3 to VC2
6-26, 9-31	Trowbridge St.	City Councilor	Add to MRT
SBLs 61036 0010 61036 0011, 61036 0011B, 61036 0011D	Union St.	City Councilor	Convert from VC3 to VC2
49-105, 50-70	Union St.	City Councilor	Convert from VC3 to VC2
109, 128-170	Warren St.	City Councilor	Remove from VCOD
<b>NEWTON CORNER</b>			
12-14	Avon Place	Community Group	Convert from VC3 to VC2
12-14, SBL 12009 0006	Avon Place	City Councilor	Convert from VC3 to VC2
249-291, 258, 270-292	Centre St.	City Councilor	Convert from VC3 to VC2
427-447, 400-430	Centre St.	City Councilor	Convert from VC3 to VC2
457-465	Centre St.	Community Group	Convert VC2 to MRT
30-34, 31	Channing St.	City Councilor	Convert from VC3 to VC2
30-34, 31	Channing St.	Community Group	Convert from VC3 to VC2
32-34, 31	Channing St.	City Councilor	Convert from VC3 to VC2
185	Charlesbank Rd.	City Councilor	Add to VC2
185	Charlesbank Rd.	Community Group	Add to VC2
276-278	Church St.	City Councilor	Convert from VC3 to VC2
9-31	Elmwood St.	Community Group	Convert VC2 to MRT
1	Hermon Terrace	City Councilor	Add to MRT
1	Hermon Terrace	Community Group	Add to MRT
28	Hovey St.	Community Group	Convert from VC3 to VC2
55	Jefferson St.	Community Group	Add to VC2
31-51, 44-62	Jefferson St.	City Councilor	Add to MRT
31-51, 44-62	Jefferson St.	Community Group	Add to MRT
65	Jefferson St.	City Councilor	Convert from VC3 to VC2
13	Nonantum Place	City Councilor	Add to MRT
13	Nonantum Place	Community Group	Add to MRT
33-35	Nonantum Place	City Councilor	Add to VC2
33-35	Nonantum Place	Community Group	Add to VC2
12-54	Park St.	Community Group	Convert VC2 to MRT
21-27	Peabody St.	City Councilor	Convert from VC3 to VC2

VCOD Zoning Map Amendments (Compiled)  
**Village Center Zoning**

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
21-27	Peabody St.	Community Group	Convert from VC3 to VC2
21-27	Peabody St.	City Councilor	Convert from VC3 to VC2
19	Pearl St.	City Councilor	Convert from VC3 to VC2
12-46	Richardson St.	City Councilor	Convert VC2 to MRT
12-46	Richardson St.	Community Group	Convert VC2 to MRT
42	Thornton St.	Community Group	Convert from VC3 to VC2
42-44	Thornton St.	City Councilor	Convert from VC3 to VC2
42-44, SBL 12009 0008	Thornton St.	City Councilor	Convert from VC3 to VC2
315-327	Tremont St.	Community Group	Convert VC2 to MRT
172-184	Washington St.	Community Group	Convert VC2 to MRT
227	Washington St.	City Councilor	Add to VC2
227	Washington St.	Community Group	Add to VC2
235-431	Washington St.	City Councilor	Convert from VC3 to VC2
35-37	William St.	City Councilor	Add to MRT
35-37	William St.	Community Group	Add to MRT

**NEWTON HIGHLANDS**

115-191, 118-184	Allerton Rd.	City Councilor	Remove from VCOD
1547	Centre St.	City Councilor	Add to MRT
1637	Centre St.	City Councilor	Convert from VC3 to VC2
62-68	Chester St.	City Councilor	Remove from VCOD
40-56	Columbus St.	City Councilor	Remove from VCOD
63-69	Columbus St.	City Councilor	Remove from VCOD
11-17, 12-20	Cushing St.	City Councilor	Remove from VCOD
10-12	Dedham St.	City Councilor	Add to VC1
72	Floral St.	City Councilor	Convert from VC3 to VC2
3-5	Forest St.	City Councilor	Add to MRT
3-5	Forest St.	Community Group	Add to MRT
41-57	Hyde St.	City Councilor	Add to MRT
50-54	Hyde St.	City Councilor	Add to MRT
68-82	Hyde St.	City Councilor	Add to MRT
112-128	Hyde St.	City Councilor	Remove from VCOD
219-271, 242-284	Lake Ave.	City Councilor	Add to MRT
87-99	Lincoln St.	Community Group	Add to MRT
111-135	Lincoln St.	Community Group	Add to MRT
15	Rogers St.	City Councilor	Add to MRT
14	Standish St.	City Councilor	Remove from VCOD
1047-1105, 1048-1110	Walnut St.	Community Group	Add to MRT
1065-1105, 1066-1110	Walnut St.	City Councilor	Add to MRT
1135-1145	Walnut St.	City Councilor	Convert from VC2 to VC1
1181-1203, 1186-1194	Walnut St.	City Councilor	Convert from VC3 to VC2
49-51, 40-90	Winchester St.	City Councilor	Add to VC2
98-100	Winchester St.	City Councilor	Add to VC1
15-55	Woodcliff Rd.	City Councilor	Remove from VCOD

**NEWTONVILLE**

12-68	Austin St.	City Councilor	Convert from VC3 to VC2
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VCOD Zoning Map Amendments (Compiled)  
**Village Center Zoning**

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
68-72	Austin St.	City Councilor	Convert from VC3 to MRT
74-86	Bowers St.	City Councilor	Convert from VC3 to VC2
77-85	Central Ave.	Community Group	Add to MRT
80-102	Central Ave.	Community Group	Add to MRT
93-105	Central Ave.	Community Group	Add to VC2
107-119	Central Ave.	City Councilor	Convert from VC3 to VC2
25-111	Court St.	Community Group	Add to MRT
90-92	Court St.	City Councilor	Convert from VC3 to VC2
47	Harvard St.	Community Group	Add to MRT
63-67	Harvard St.	Community Group	Add to MRT
19	Highland Ave.	City Councilor	Convert from VC3 to VC2
162	Lowell Ave.	City Councilor	Convert from VC3 to VC2
12-72	Madison Ave.	Community Group	Add to MRT
11-75	Madison Ave.	Community Group	Add to MRT
108	Madison Ave.	City Councilor	Convert from VC3 to VC2
355-393, 356-416	Newtonville Ave.	Community Group	Add to MRT
439, 454-456	Newtonville Ave.	City Councilor	Convert from VC3 to VC2
221-227	Walnut St.	Property Owner	Add to VC2
246-254, 288, 304-334, 303-335, 309R	Walnut St.	City Councilor	Convert from VC3 to VC2
324-348	Walnut St.	City Councilor	Convert from VC3 to VC2
1-6	Walnut Terrace	Community Group	Add to VC2
61-73	Washington Park	Community Group	Add to MRT
641	Washington St.	City Councilor	Add to VC3
675	Washington St.	City Councilor	Add to VC2
743-773	Washington St.	City Councilor	Convert from VC3 to VC2
899-911	Washington St.	City Councilor	Convert from VC3 to VC2
17-21	Washington Terrace	Property Owner	Convert VC2 to VC3
9-15	Wilton Rd.	Community Group	Add to MRT
<b>NONANTUM</b>			
17-19, 18	Barrieau Ct.	City Councilor	Add to MRT
352-360	Nevada St.	City Councilor	Add to MRT
290	Watertown St.	Property Owner	Add to VC2
405-451, 414-452	Watertown St.	City Councilor	Convert VC2 to VC3
421-451	Watertown St.	Community Group	Convert VC2 to VC3
460-474	Watertown St.	City Councilor	Add to MRT
468-474	Watertown St.	Community Group	Add to MRT
<b>THOMPSONVILLE</b>			
325, 327	Boylston St.	City Councilor	Convert from VC3 to VC2
335-345	Boylston St.	City Councilor	Convert from VC3 to VC2
373-387	Boylston St.	City Councilor	Convert from VC3 to VC2
1-31	Jackson St.	City Councilor	Convert from VC3 to VC2
30-34	Jackson St.	City Councilor	Convert from VC3 to VC2
22-24	John St.	Property Owner	Convert MRT to VC2
405-415, 410-422	Langley Rd.	City Councilor	Convert from VC3 to VC2

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
<b>UPPER FALLS</b>			
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<b>WABAN</b>			
10-18	Annawan Rd.	Community Group	Add to MRT
1601	Beacon St.	City Councilor	Convert MRT to VC2
1765-1801	Beacon St.	Community Group	Add to MRT
1772-1818	Beacon St.	Community Group	Add to MRT
653-677	Chestnut St.	Community Group	Add to MRT
703	Chestnut St.	Community Group	Add to MRT
23, 33-71	Collins Rd.	Community Group	Add to MRT
28-150	Collins Rd.	Community Group	Add to MRT
9	Devonshire Rd.	Community Group	Add to MRT
39	Locke Rd.	Community Group	Add to MRT
14-28	Manitoba Rd.	Community Group	Add to MRT
194	Moffat Rd	Community Group	Add to MRT
12	Owaisa Rd.	Community Group	Add to MRT
134-184	Pine Ridge Rd.	Community Group	Add to MRT
137-197	Pine Ridge Rd.	Community Group	Add to MRT
5-15, 10-24	Southwick Rd.	Community Group	Add to MRT
28	Waban Ave.	Community Group	Add to MRT
29-53	Waban Ave.	Community Group	Add to MRT
47-77	Windsor Rd.	Community Group	Add to MRT
48-108	Windsor Rd.	Community Group	Add to MRT
389-425	Woodward St.	Community Group	Add to MRT
390-418	Woodward St.	Community Group	Add to MRT
52-100	Wyman St.	Community Group	Convert VC2 to VC3
52-70	Wyman St.	City Councilor	Convert VC2 to VC3
100	Wyman St.	City Councilor	Convert VC2 to VC3
<b>WEST NEWTON</b>			
8-38	Border St.	City Councilor	Convert from VC3 to VC2
93	Border St.	City Councilor	Add to VC2
405-413, 406	Cherry St.	Community Group	Add to MRT
1	Chestnut St. Rear	City Councilor	Convert from VC3 to VC2
10-12, 21-23	Columbus Pl.	Community Group	Add to MRT
15-33	Davis St.	City Councilor	Convert from VC3 to VC2
32-34	Dunstan St.	City Councilor	Convert from VC3 to VC2
68-80	Elm St.	Community Group	Add to MRT
60	Highland St.	Community Group	Add to MRT
60	Highland St.	City Councilor	Add to VC2
60	Highland St.	Community Group	Add to VC2
60	Highland St.	City Councilor	Add to VC3
12-24, 25	Kempton Pl.	City Councilor	Convert from VC3 to VC2
11-15	Lucas Ct.	City Councilor	Convert from VC3 to VC2
73-83	Oak Ave.	Community Group	Add to MRT
15	Spencer St.	City Councilor	Convert from VC3 to VC2

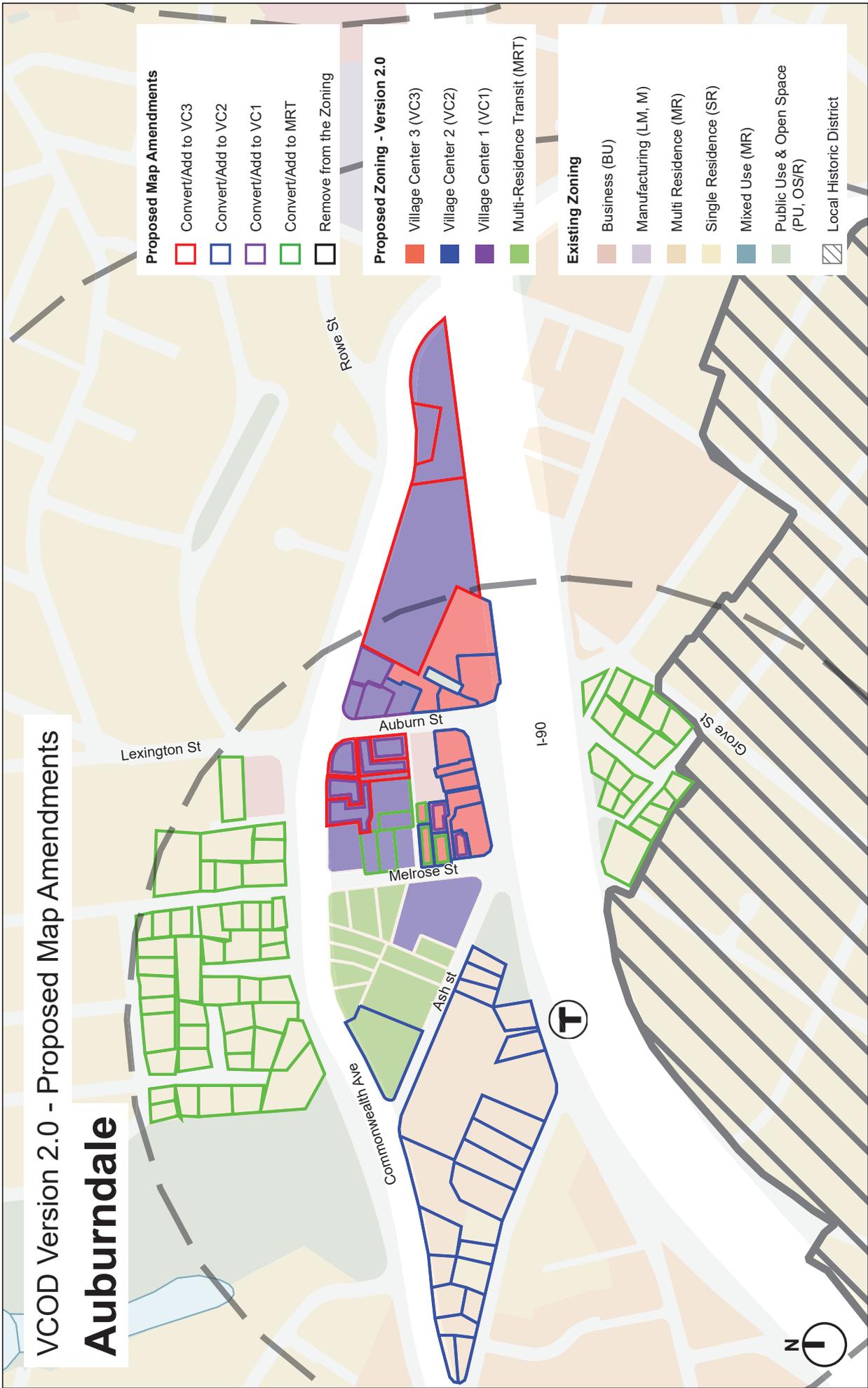
VCOD Zoning Map Amendments (Compiled)  
**Village Center Zoning**

<b>STREET NUMBER</b>	<b>STREET NAME</b>	<b>SUBMITTOR</b>	<b>PROPOSED AMENDMENT</b>
521-527	Waltham St.	City Councilor	Convert from VC3 to VC2
1149-1197	Washington St.	City Councilor	Convert from VC3 to VC2
1203-1253, 1274-1296	Washington St.	City Councilor	Convert from VC3 to VC2
1298-1362, 1345-1397	Washington St.	City Councilor	Convert from VC3 to VC2
MassDOT ROW	Washington/I-90	Community Group	Add to VC3
978, 979-1003	Watertown St.	City Councilor	Convert from VC3 to VC2
102	Webster Park	Community Group	Add to MRT
15-19, 20-22	Webster Place	Community Group	Add to MRT
15	Webster St.	Community Group	Add to MRT
35, 67	Webster St.	Community Group	Add to MRT
115-157	Webster St.	Community Group	Add to MRT
166-182	Webster St.	City Councilor	Convert MRT to VC2
186	Webster St.	City Councilor	Add to VC3
200-216	Webster St.	City Councilor	Add to VC2

**GENERAL COMMENTS**

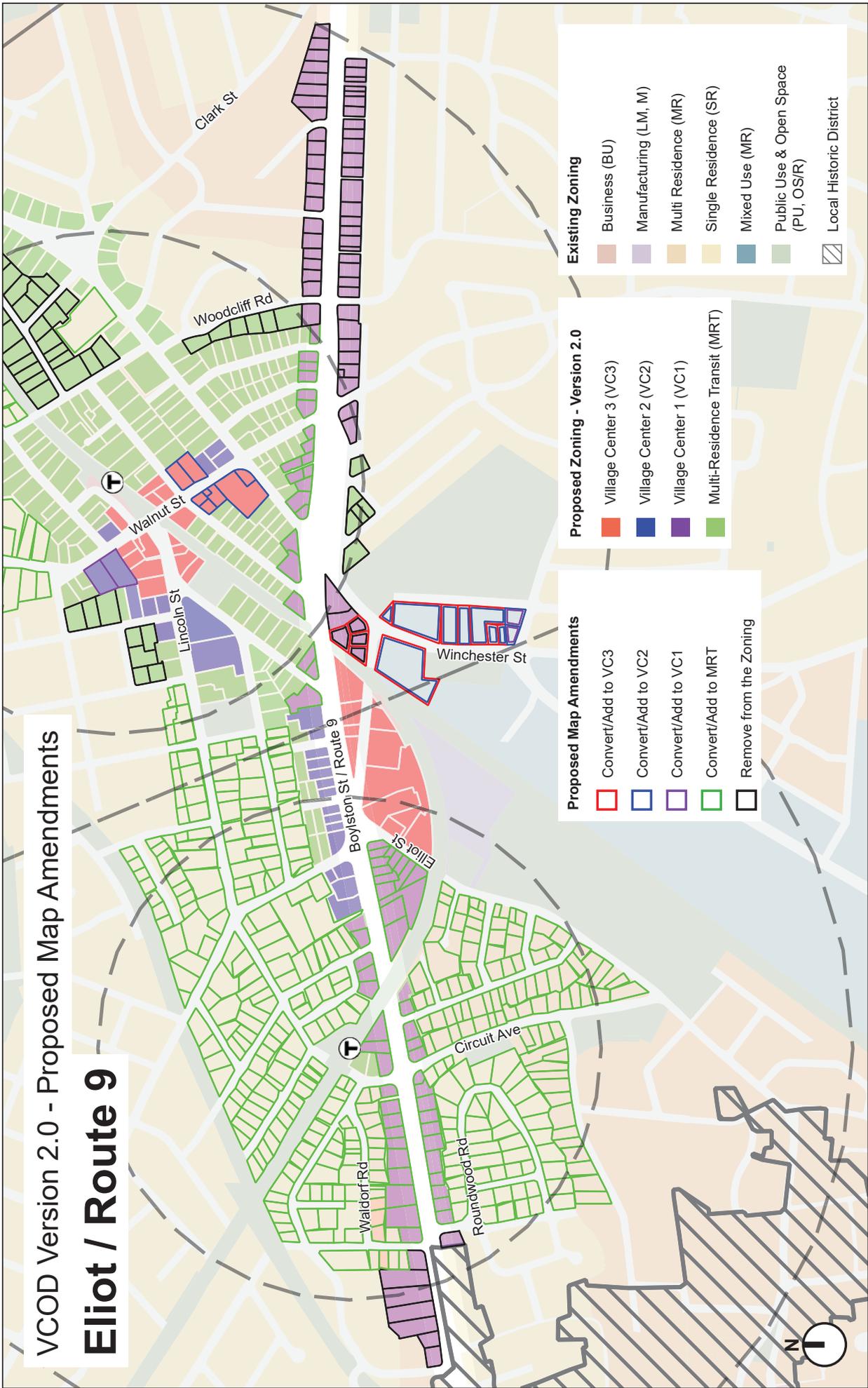
Brae Burn & Woodland Golf Courses		Resident	Add golf courses to the VCOD
Nonantum, Four Corners, Upper Falls, Lower Falls, Thompsonville		Resident	Remove zoning proposals for non-MBTA VCs (Nonantum, Four Corners, Upper Falls, Lower Falls, Thompsonville);
Chestnut Hill, Eliot, Boston College		Resident	VCOD should include areas around Woodland, Chestnut Hill, Elliot and BC T stops
West Newton Hill, Chestnut Hill		Resident	Add West Newton hill and Chestnut Hill to VCOD
Chestnut Hill		Resident	Include area around Chestnut Hill T stop
Chestnut Hill, Boston College		City Councilor	Include area around Chestnut Hill/Boston College T stop
Upper Falls		Community Group	There should be a gradual reduction of scale from Northland project into the residential streets
108-110 Oak St.	Upper Falls	Community Group	Keep as a 2-story structure
1195-1209 and 1211-1213		Community Group	Preserve historic buildings and keep as 2 stories
Chestnut St.	Upper Falls	Community Group	Preserve Upper Falls Post Office
Upper Falls		Community Group	Remove all VC3 except in certain circumstances
N/A		City Councilor	Remove all VC3
N/A		Resident	Step down from VC2 to VC1, not MRT
Thompsonville		Resident	

# VCOD Version 2.0 - Proposed Map Amendments Auburndale



DISCLAIMER: The proposed map amendments represent the compilation of amendments submitted by members of the public and City Councilors

# VCOD Version 2.0 - Proposed Map Amendments Eliot / Route 9



**Proposed Map Amendments**

- Convert/Add to VC3
- Convert/Add to VC2
- Convert/Add to VC1
- Convert/Add to MRT
- Remove from the Zoning

**Proposed Zoning - Version 2.0**

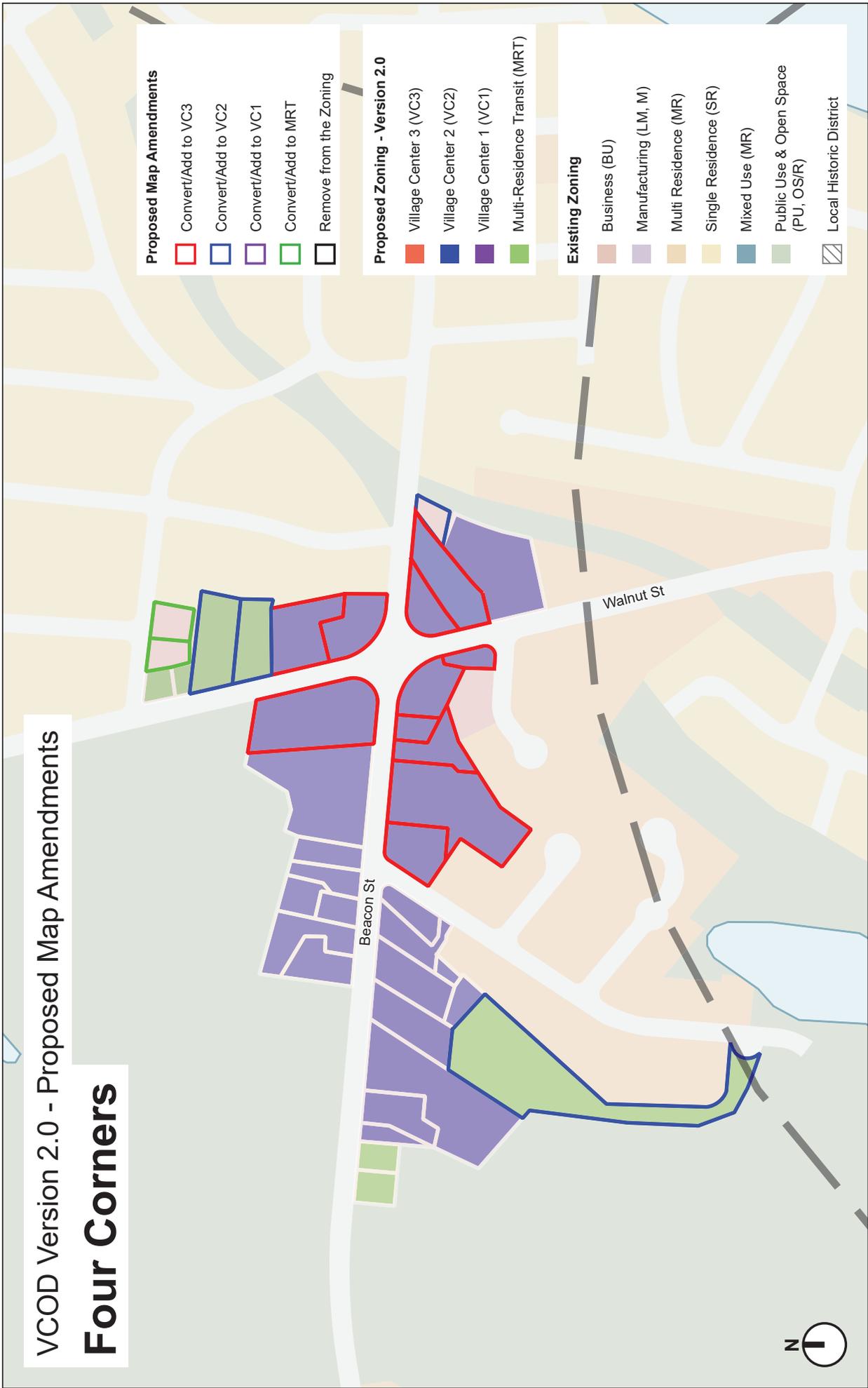
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

**Existing Zoning**

- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OS/R)
- Local Historic District

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# VCOD Version 2.0 - Proposed Map Amendments Four Corners



**Proposed Map Amendments**

- Convert/Add to VC3
- Convert/Add to VC2
- Convert/Add to VC1
- Convert/Add to MRT
- Remove from the Zoning

**Proposed Zoning - Version 2.0**

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

**Existing Zoning**

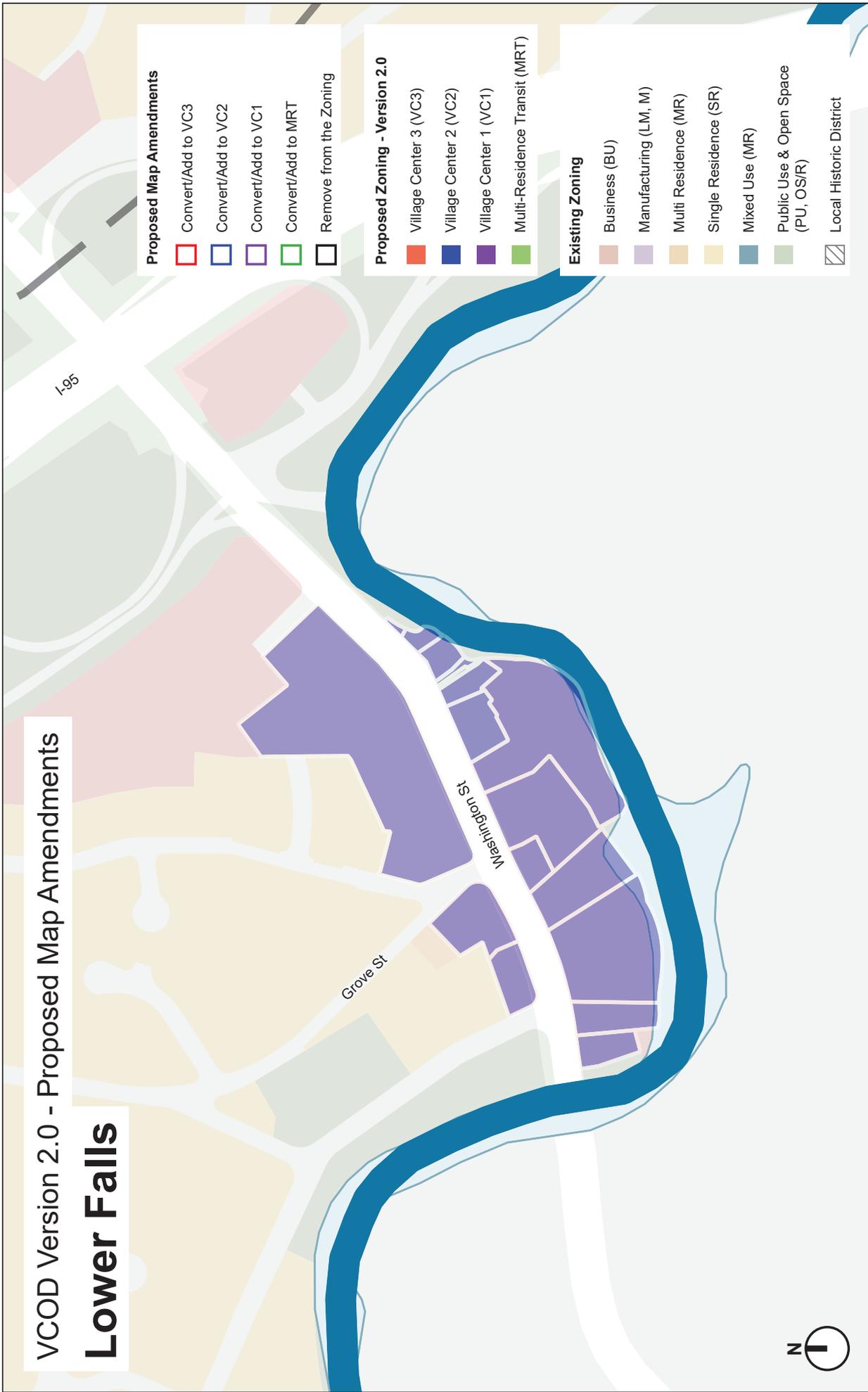
- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OSR)
- Local Historic District



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# VCOD Version 2.0 - Proposed Map Amendments

## Lower Falls



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VCOD Version 2.0 - Proposed Map Amendments

**Newton Centre**

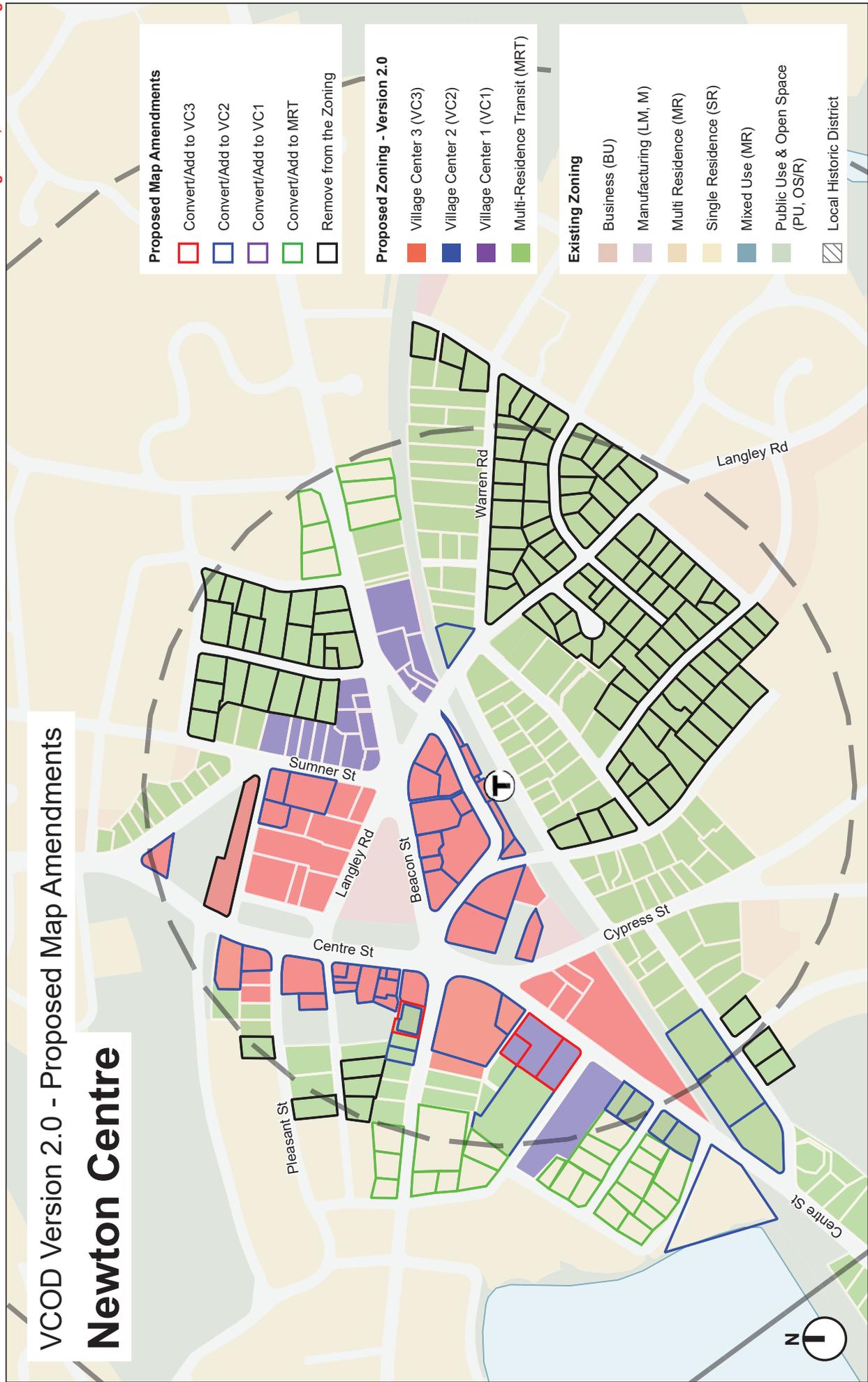
Proposed Map Amendments	
	Convert/Add to VC3
	Convert/Add to VC2
	Convert/Add to VC1
	Convert/Add to MRT
	Remove from the Zoning

Proposed Zoning - Version 2.0	
	Village Center 3 (VC3)
	Village Center 2 (VC2)
	Village Center 1 (VC1)
	Multi-Residence Transit (MRT)

Existing Zoning	
	Business (BU)
	Manufacturing (LM, M)
	Multi Residence (MR)
	Single Residence (SR)
	Mixed Use (MR)
	Public Use & Open Space (PU, OS/R)
	Local Historic District



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VCOD Version 2.0 - Proposed Map Amendments

**Newton Corner**



- Proposed Map Amendments**
- Convert/Add to VC3
  - Convert/Add to VC2
  - Convert/Add to VC1
  - Convert/Add to MRT
  - Remove from the Zoning

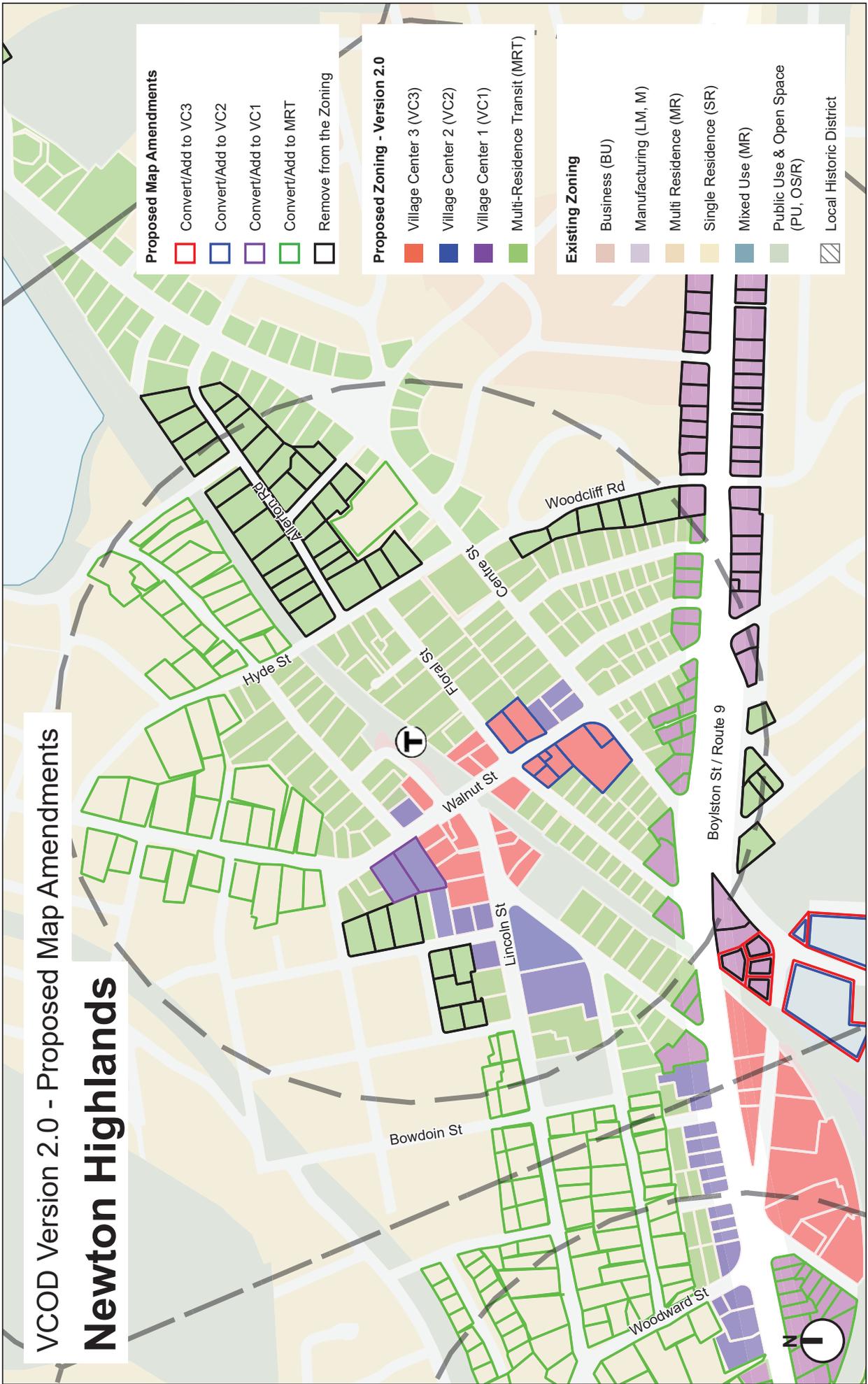
- Proposed Zoning - Version 2.0**
- Village Center 3 (VC3)
  - Village Center 2 (VC2)
  - Village Center 1 (VC1)
  - Multi-Residence Transit (MRT)

- Existing Zoning**
- Business (BU)
  - Manufacturing (LM, M)
  - Multi Residence (MR)
  - Single Residence (SR)
  - Mixed Use (MR)
  - Public Use & Open Space (PU, OS/R)
  - Local Historic District



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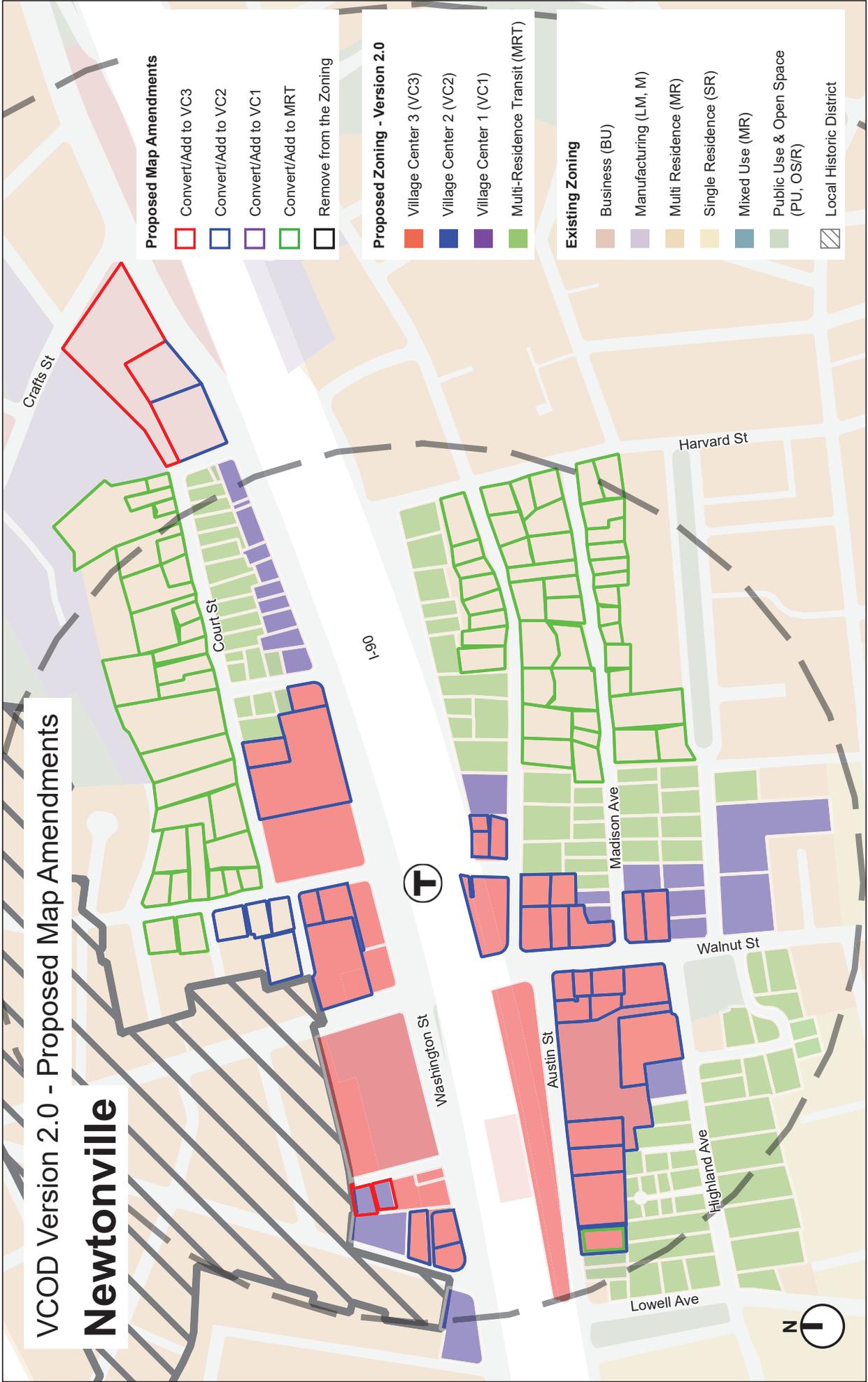
VCOD Version 2.0 - Proposed Map Amendments  
**Newton Highlands**



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# VCOD Version 2.0 - Proposed Map Amendments

## Newtonville



**Proposed Map Amendments**

- Convert/Add to VC3
- Convert/Add to VC2
- Convert/Add to VC1
- Convert/Add to MRT
- Remove from the Zoning

**Proposed Zoning - Version 2.0**

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

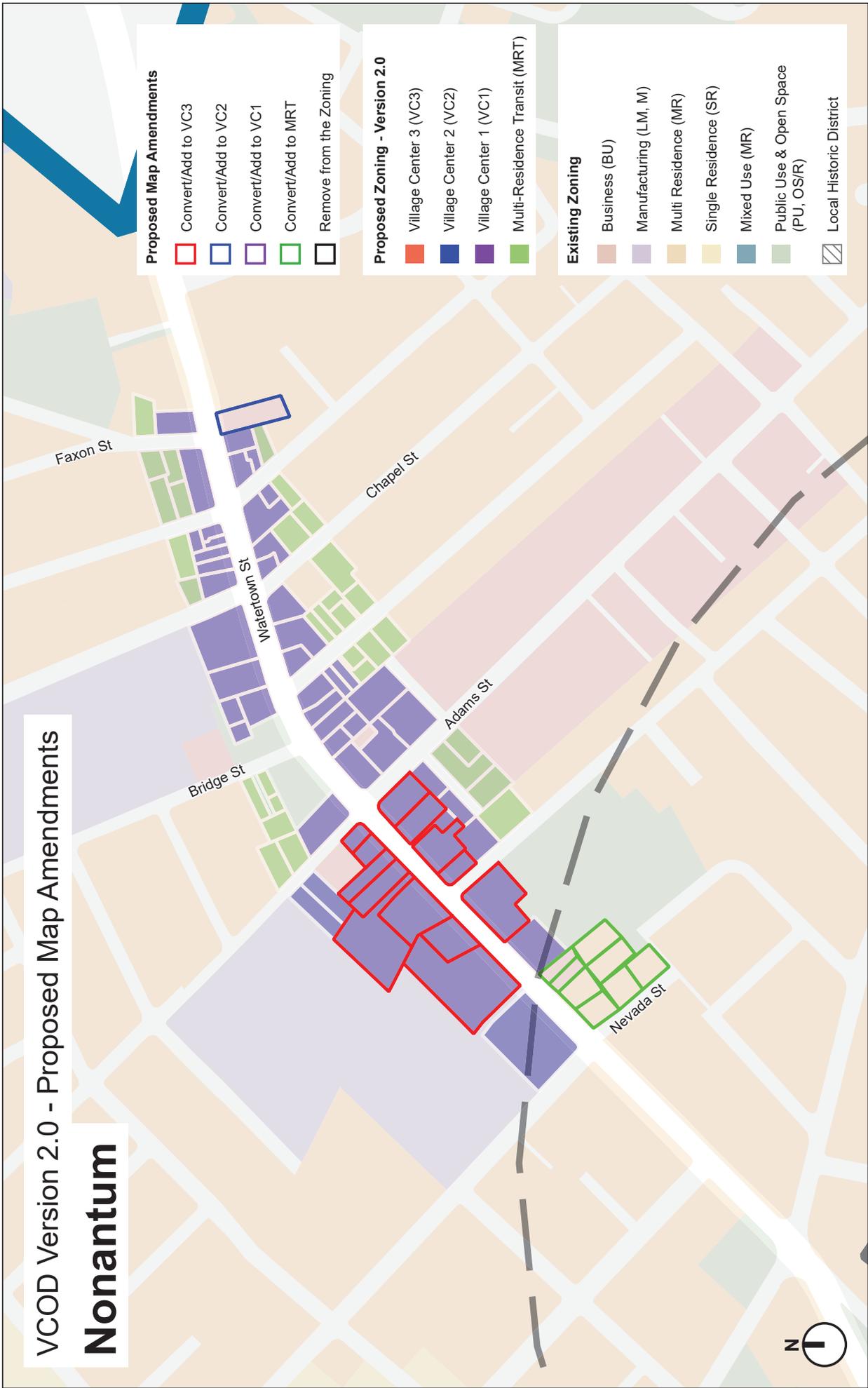
**Existing Zoning**

- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OS/R)
- Local Historic District

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VCOD Version 2.0 - Proposed Map Amendments

**Nonantum**



**Proposed Map Amendments**

- Convert/Add to VC3
- Convert/Add to VC2
- Convert/Add to VC1
- Convert/Add to MRT
- Remove from the Zoning

**Proposed Zoning - Version 2.0**

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

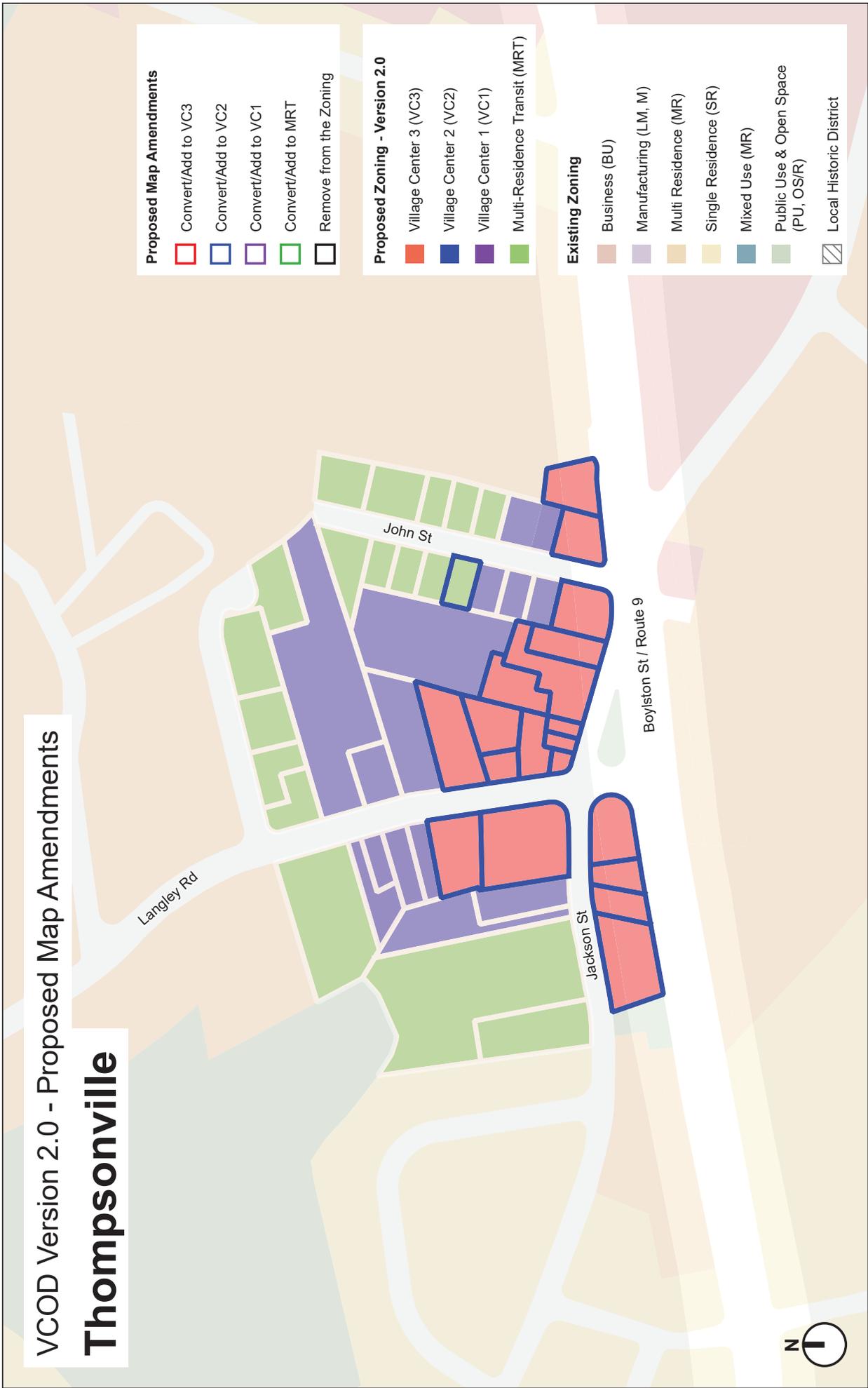
**Existing Zoning**

- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OS/R)
- Local Historic District

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# VCOD Version 2.0 - Proposed Map Amendments

## Thompsonville



**Proposed Map Amendments**

- Convert/Add to VC3
- Convert/Add to VC2
- Convert/Add to VC1
- Convert/Add to MRT
- Remove from the Zoning

**Proposed Zoning - Version 2.0**

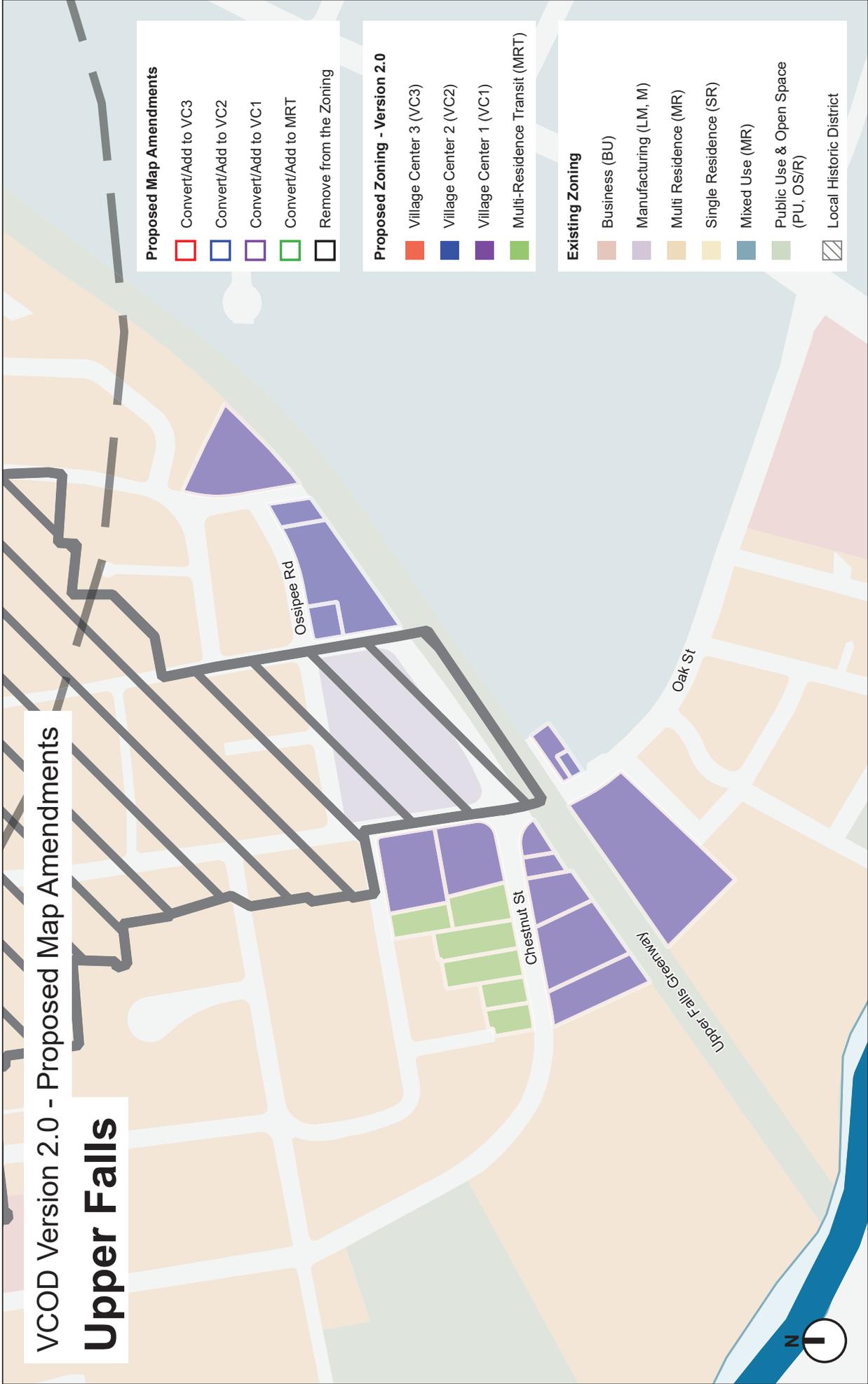
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

**Existing Zoning**

- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OS/R)
- Local Historic District

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# VCOD Version 2.0 - Proposed Map Amendments Upper Falls



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# VCOD Version 2.0 - Proposed Map Amendments

## Waban

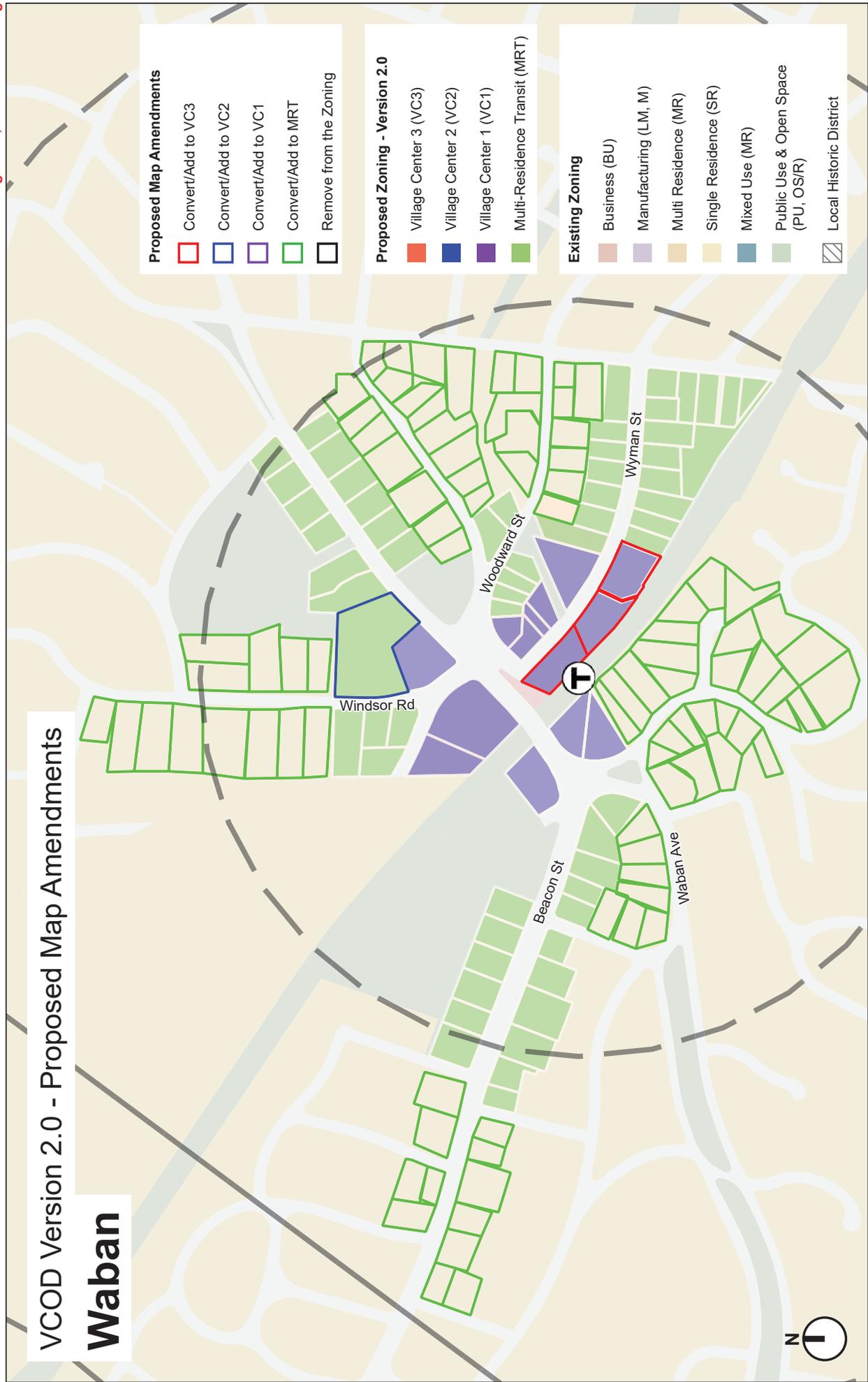
Proposed Map Amendments	
	Convert/Add to VC3
	Convert/Add to VC2
	Convert/Add to VC1
	Convert/Add to MRT
	Remove from the Zoning

Proposed Zoning - Version 2.0	
	Village Center 3 (VC3)
	Village Center 2 (VC2)
	Village Center 1 (VC1)
	Multi-Residence Transit (MRT)

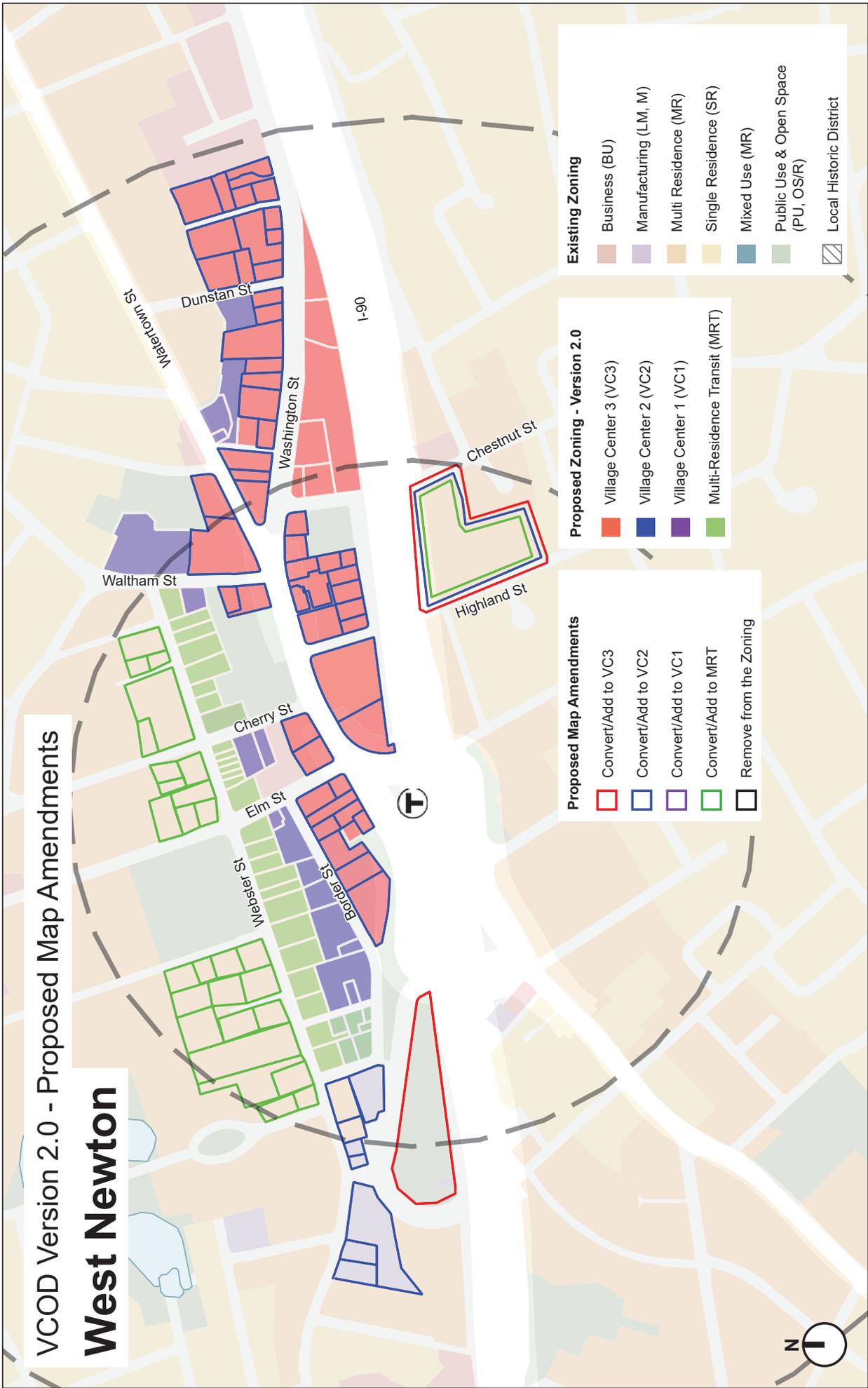
  

Existing Zoning	
	Business (BU)
	Manufacturing (LM, M)
	Multi Residence (MR)
	Single Residence (SR)
	Mixed Use (MR)
	Public Use & Open Space (PU, OS/R)
	Local Historic District



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# VCOD Version 2.0 - Proposed Map Amendments West Newton



**Proposed Map Amendments**

- Convert/Add to VC3
- Convert/Add to VC2
- Convert/Add to VC1
- Convert/Add to MRT
- Remove from the Zoning

**Proposed Zoning - Version 2.0**

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

**Existing Zoning**

- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OS/R)
- Local Historic District

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# Memorandum

**To:** Barney S. Heath, Director of Planning and Development;  
Jennifer Caira, Deputy Director

**From:** Councilor Pam Wright

**Re:** Amendments to VCOD maps

**Date:** August 11, 2023

## Change from VC3 to VC2

Village	Number	Street
Auburndale	305-307	AUBURN ST
Auburndale	309-315	AUBURN ST
Auburndale	319	AUBURN ST
Auburndale	327-349	AUBURN ST
Auburndale	451	LEXINGTON ST
Auburndale	278	MELROSE ST
Auburndale	280-282	MELROSE ST
Auburndale	284	MELROSE ST
Auburndale	286	MELROSE ST
Newton Corner	12	Avon Pl
Newton Corner	6477 sf lot	Avon Pl
Newton Corner	249	CENTRE ST
Newton Corner	258	CENTRE ST
Newton Corner	259	CENTRE ST
Newton Corner	261-275	CENTRE ST
Newton Corner	264	CENTRE ST
Newton Corner	270-276	CENTRE ST
Newton Corner	280-292	CENTRE ST
Newton Corner	283-291	CENTRE ST
Newton Corner	400	CENTRE ST
Newton Corner	427-443	CENTRE ST
Newton Corner	430	CENTRE ST

Newton Corner	447	CENTRE ST
Newton Corner	31	CHANNING ST
Newton Corner	32	CHANNING ST
Newton Corner	34	CHANNING ST
Newton Corner	276	CHURCH ST
Newton Corner	278	CHURCH ST
Newton Corner	65	JEFFERSON ST
Newton Corner	65	JEFFERSON ST
Newton Corner	21-23	PEABODY ST
Newton Corner	25-27	PEABODY ST
Newton Corner	19	Pearl
Newton Corner	42	THORNTON ST
Newton Corner	44	THORNTON ST
Newton Corner	9975 sf lot	THORNTON ST
Newton Corner	235-241	WASHINGTON ST
Newton Corner	303-321	WASHINGTON ST
Newton Corner	323-333	WASHINGTON ST
Newton Corner	337	WASHINGTON ST
Newton Corner	341-349	WASHINGTON ST
Newton Corner	351	WASHINGTON ST
Newton Corner	355	WASHINGTON ST
Newton Corner	361-363	WASHINGTON ST
Newton Corner	371	WASHINGTON ST
Newton Corner	399-403	WASHINGTON ST
Newton Corner	405-409	WASHINGTON ST
Newton Corner	431	WASHINGTON ST
Newton Corner	part of 405 Wash	WASHINGTON ST
Newton Corner	part of 405 Wash	WASHINGTON ST
Newton Centre	776	BEACON ST
Newton Centre	780	BEACON ST
Newton Centre	790-794	BEACON ST
Newton Centre	796	BEACON ST
Newton Centre	808	BEACON ST
Newton Centre	left of 848	BEACON ST
Newton Centre	1148	CENTRE ST
Newton Centre	1179-1181	CENTRE ST
Newton Centre	1185-1197	CENTRE ST
Newton Centre	1199-1217	CENTRE ST

Newton Centre	1221-1227	CENTRE ST
Newton Centre	1229-1235	CENTRE ST
Newton Centre	1239-1243	CENTRE ST
Newton Centre	1247-1249	CENTRE ST
Newton Centre	1251-1253	CENTRE ST
Newton Centre	1253-1257	CENTRE ST
Newton Centre	1261-1269	CENTRE ST
Newton Centre	1280	CENTRE ST
Newton Centre	1294	CENTRE ST
Newton Centre	1296-1298	CENTRE ST
Newton Centre	1299	CENTRE ST
Newton Centre	1301	CENTRE ST
Newton Centre	1255	CENTRE ST
Newton Centre	17-31	HERRICK RD
Newton Centre	17-31	HERRICK RD
Newton Centre	47-61	LANGLEY RD
Newton Centre	12	LYMAN ST
Newton Centre	14	LYMAN ST
Newton Centre	12	PELHAM ST
Newton Centre	17	PELHAM ST
Newton Centre	191	SUMNER ST
Newton Centre	195	SUMNER ST
Newton Centre	49-63	UNION ST
Newton Centre	50	UNION ST
Newton Centre	65-73	UNION ST
Newton Centre	70	UNION ST
Newton Centre	93-105	UNION ST
Newton Centre	49	UNION ST
Newton Centre	50	UNION ST
Newton Centre	65	UNION ST
Newton Centre	70	UNION ST
Newton Centre	93	UNION ST
Newton Centre	360 sf lot	UNION ST
Newton Centre	1400 sf lot	UNION ST
Newton Centre	3060 sf lot	UNION ST
Newton Centre	3300 sf lot	UNION ST
Newtonville	12	AUSTIN ST
Newtonville	28	AUSTIN ST
Newtonville	40	AUSTIN ST
Newtonville	46-48	AUSTIN ST

Newtonville	60	AUSTIN ST
Newtonville	66-68	AUSTIN ST
Newtonville	74	BOWERS ST
Newtonville	80-86	BOWERS ST
Newtonville	107	Central
Newtonville	119	Central
Newtonville	90	COURT ST
Newtonville	19	HIGHLAND AVE
Newtonville	162	LOWELL AVE
Newtonville	304	NEWTONVILLE AVE
Newtonville	439	NEWTONVILLE AVE
Newtonville	454	NEWTONVILLE AVE
Newtonville	456	NEWTONVILLE AVE
Newtonville	246-254	WALNUT ST
Newtonville	288	WALNUT ST
Newtonville	303	WALNUT ST
Newtonville	304-306	WALNUT ST
Newtonville	305	WALNUT ST
Newtonville	308-322	WALNUT ST
Newtonville	309-321	WALNUT ST
Newtonville	323-335	WALNUT ST
Newtonville	324	WALNUT ST
Newtonville	330-334	WALNUT ST
Newtonville	309R	WALNUT ST
Newtonville	743	WASHINGTON ST
Newtonville	773	WASHINGTON ST
Newtonville	899	WASHINGTON ST
Newtonville	911	WASHINGTON ST
Thompsonville	325	BOYLSTON ST
Thompsonville	327	BOYLSTON ST
Thompsonville	335-339	BOYLSTON ST
Thompsonville	345	BOYLSTON ST
Thompsonville	373-375	BOYLSTON ST
Thompsonville	379	BOYLSTON ST
Thompsonville	383-387	BOYLSTON ST
Thompsonville	1	JACKSON ST
Thompsonville	7	JACKSON ST
Thompsonville	13	JACKSON ST
Thompsonville	15	JACKSON ST
Thompsonville	17	JACKSON ST

Thompsonville	21	JACKSON ST
Thompsonville	30-34	JACKSON ST
Thompsonville	31	JACKSON ST
Thompsonville	405	LANGLEY RD
Thompsonville	412	LANGLEY RD
Thompsonville	415	LANGLEY RD
Thompsonville	416	LANGLEY RD
Thompsonville	418	LANGLEY RD
Thompsonville	422	LANGLEY RD
West Newton	8	BORDER ST
West Newton	24	BORDER ST
West Newton	30	BORDER ST
West Newton	38	BORDER ST
West Newton	1	CHESTNUT ST REAR
West Newton	12	DAVIS CT
West Newton	15	DAVIS ST
West Newton	19-21	DAVIS ST
West Newton	23	DAVIS ST
West Newton	31	DAVIS ST
West Newton	33	DAVIS ST
West Newton	32	DUNSTAN ST
West Newton	34	DUNSTAN ST
West Newton	12	KEMPTON PL
West Newton	18	KEMPTON PL
West Newton	24	KEMPTON PL
West Newton	25	KEMPTON PL
West Newton	15	Lucas Ct
West Newton	11	Lucas Ct
West Newton	15	Spencer St
West Newton	521	WALTHAM ST
West Newton	527	WALTHAM ST
West Newton	1149	WASHINGTON ST
West Newton	1151	WASHINGTON ST
West Newton	1157	WASHINGTON ST
West Newton	1169	WASHINGTON ST
West Newton	1171-1173	WASHINGTON ST
West Newton	1179	WASHINGTON ST
West Newton	1185	WASHINGTON ST
West Newton	1191	WASHINGTON ST
West Newton	1197	WASHINGTON ST

West Newton	1203	WASHINGTON ST
West Newton	1211	WASHINGTON ST
West Newton	1213-1215	WASHINGTON ST
West Newton	1221	WASHINGTON ST
West Newton	1229	WASHINGTON ST
West Newton	1235	WASHINGTON ST
West Newton	1239-1247	WASHINGTON ST
West Newton	1253	WASHINGTON ST
West Newton	1274-1284	WASHINGTON ST
West Newton	1286-1294	WASHINGTON ST
West Newton	1296	WASHINGTON ST
West Newton	1298-1308	WASHINGTON ST
West Newton	1314	WASHINGTON ST
West Newton	1326	WASHINGTON ST
West Newton	1345-1355	WASHINGTON ST
West Newton	1357-1369	WASHINGTON ST
West Newton	1362	WASHINGTON ST
West Newton	1371-1379	WASHINGTON ST
West Newton	1381	WASHINGTON ST
West Newton	1385-1389	WASHINGTON ST
West Newton	1391-1397	WASHINGTON ST
West Newton	978	WATERTOWN ST
West Newton	979	WATERTOWN ST
West Newton	989-1003	WATERTOWN ST

### Add lot as VC3

West Newton	60	Highland St
-------------	----	-------------

### Change depth of VC3: up to 100' from Washington St then VC2

Newtonville	787	WASHINGTON ST
Newtonville	793-821	WASHINGTON ST
Newtonville	823-833	WASHINGTON ST
Newtonville	839-853	WASHINGTON ST
Newtonville	885	WASHINGTON ST
Newtonville	891-897	WASHINGTON ST



# Memorandum

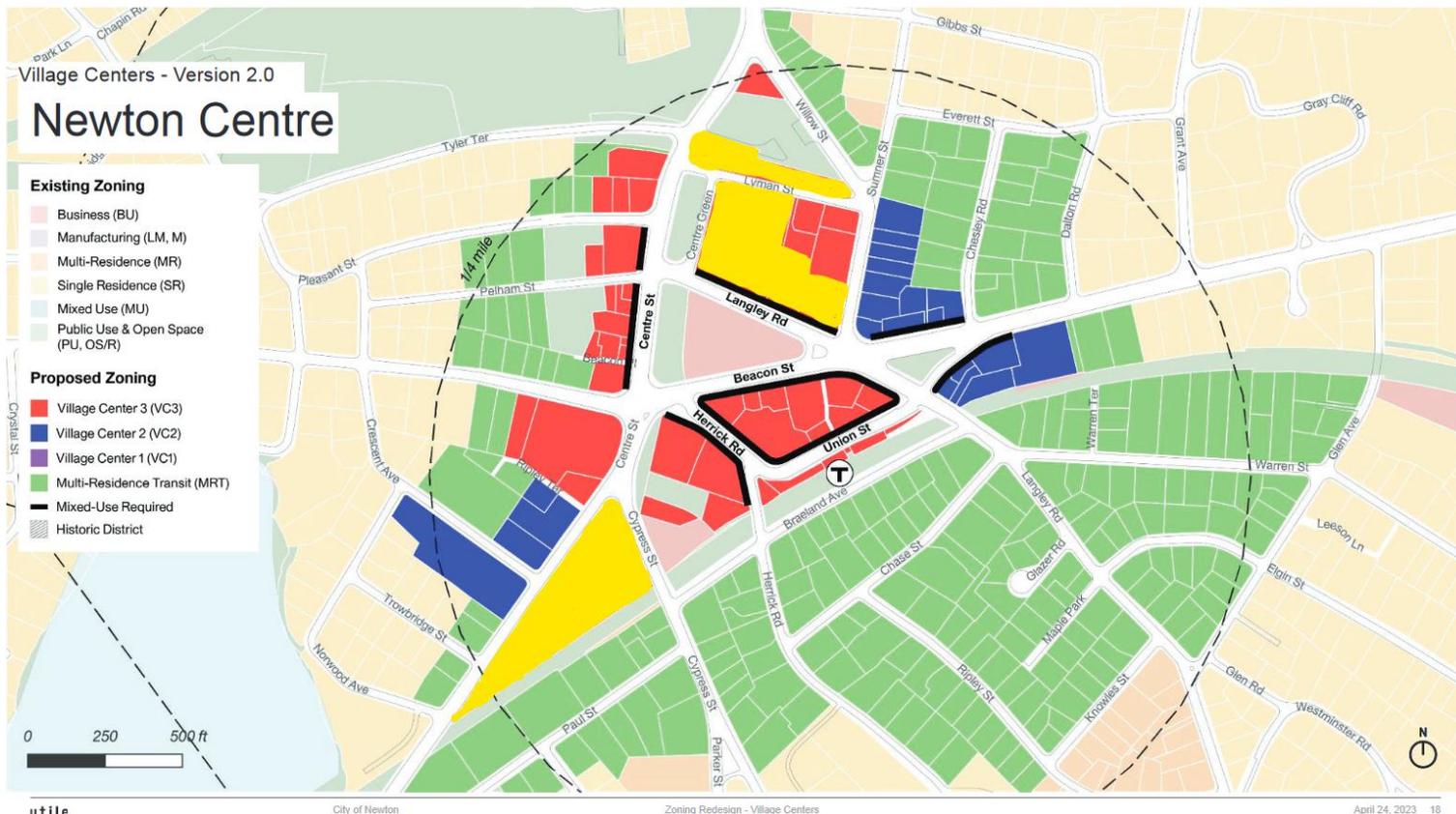
**To:** Barney S. Heath, Director of Planning and Development;  
Jennifer Caira, Deputy Director

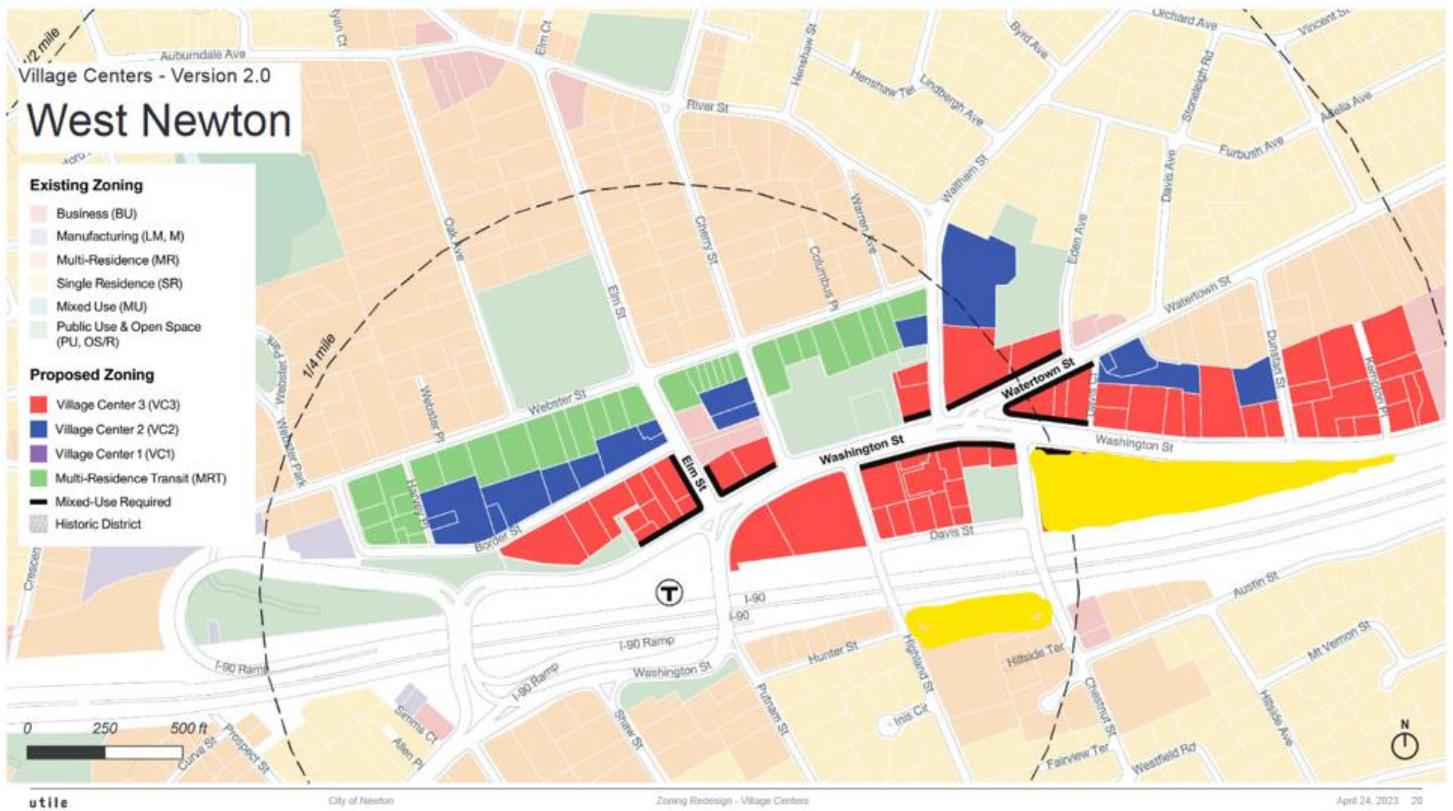
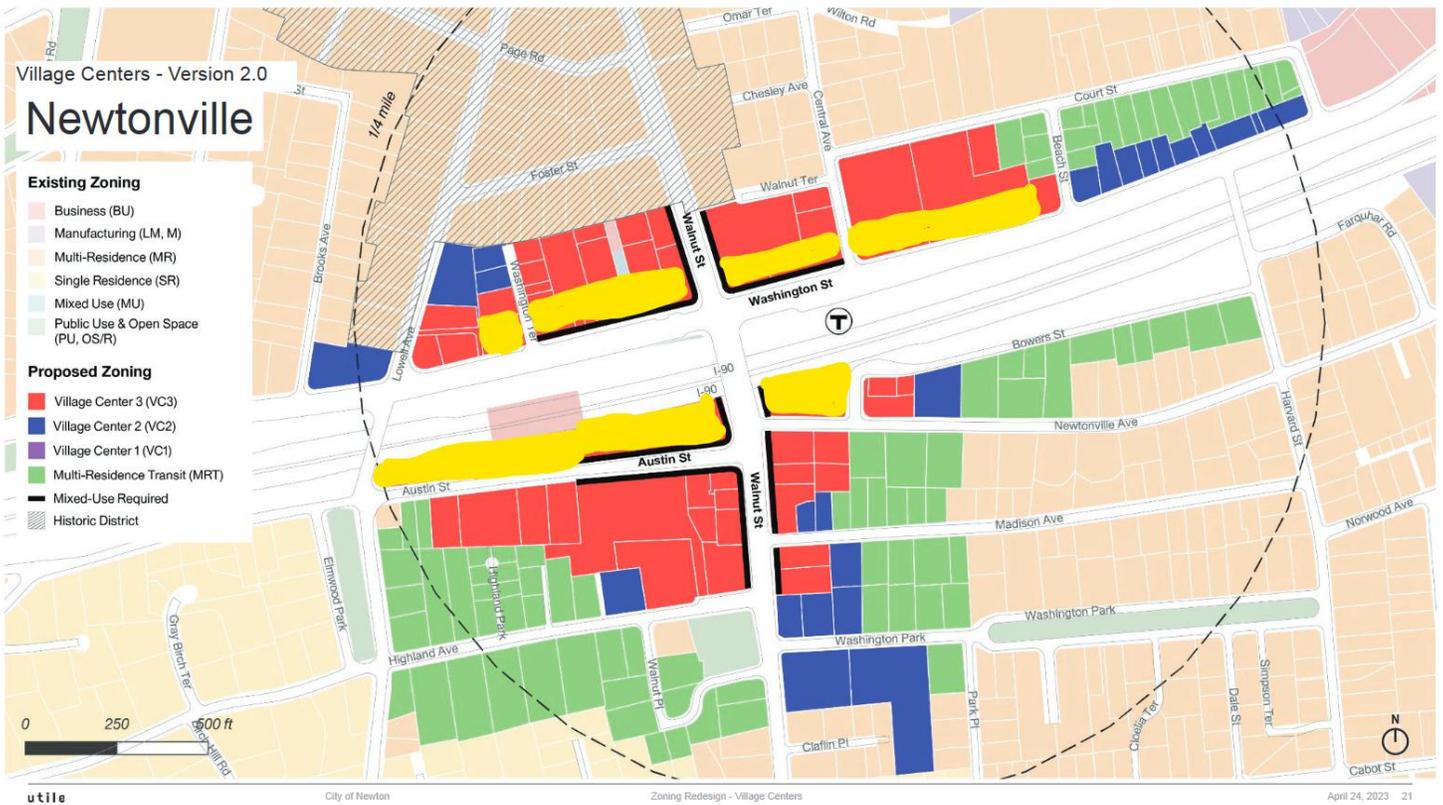
**From:** Councilor Pam Wright

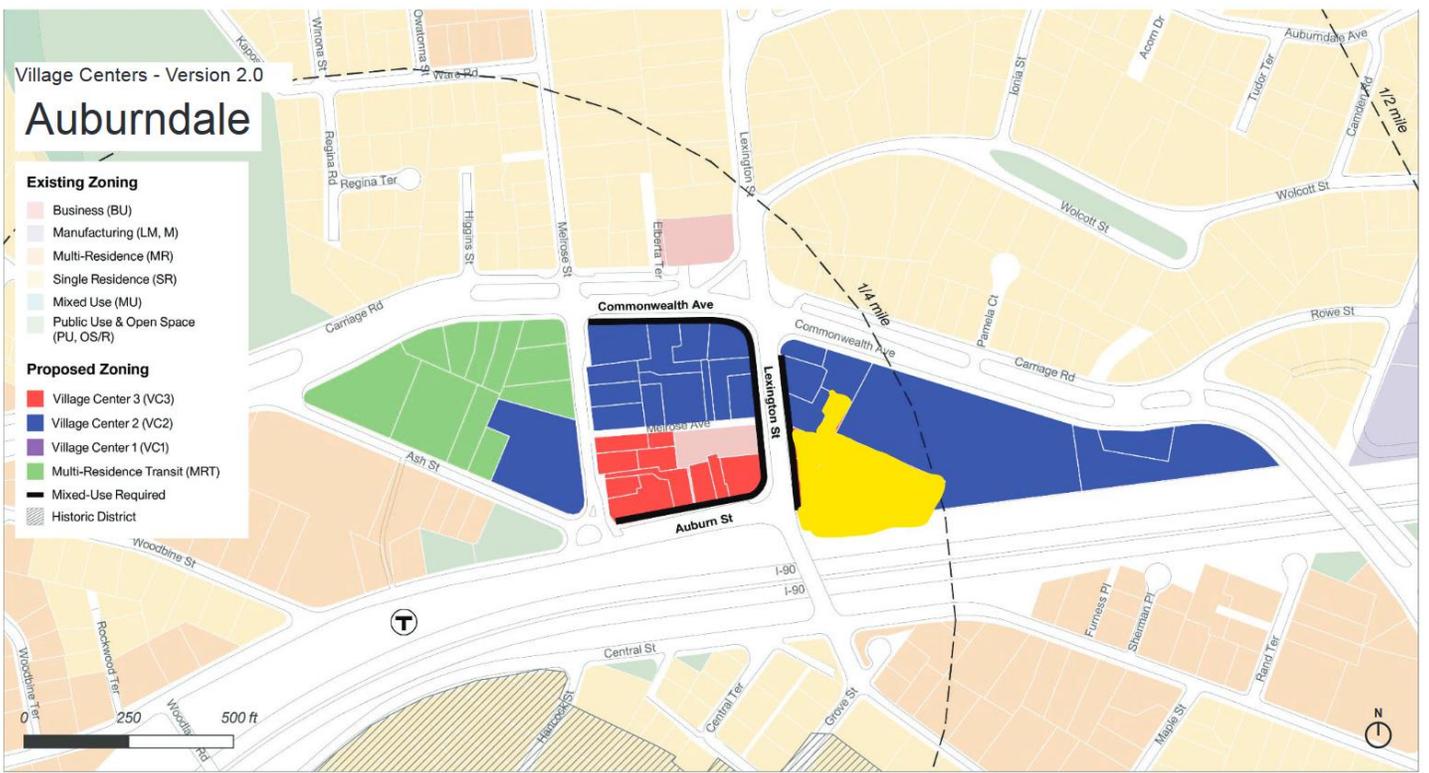
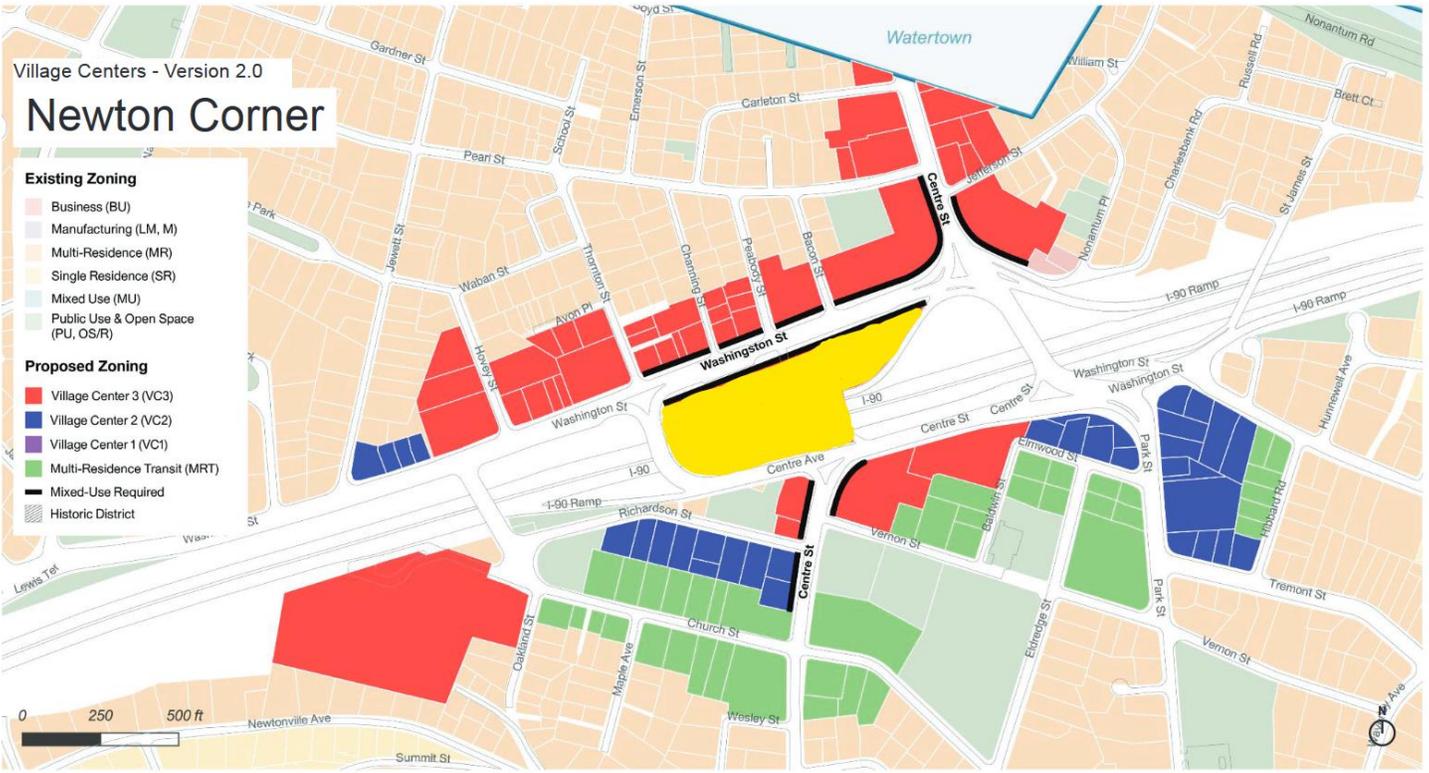
**Re:** Amendments to VCOD maps updated

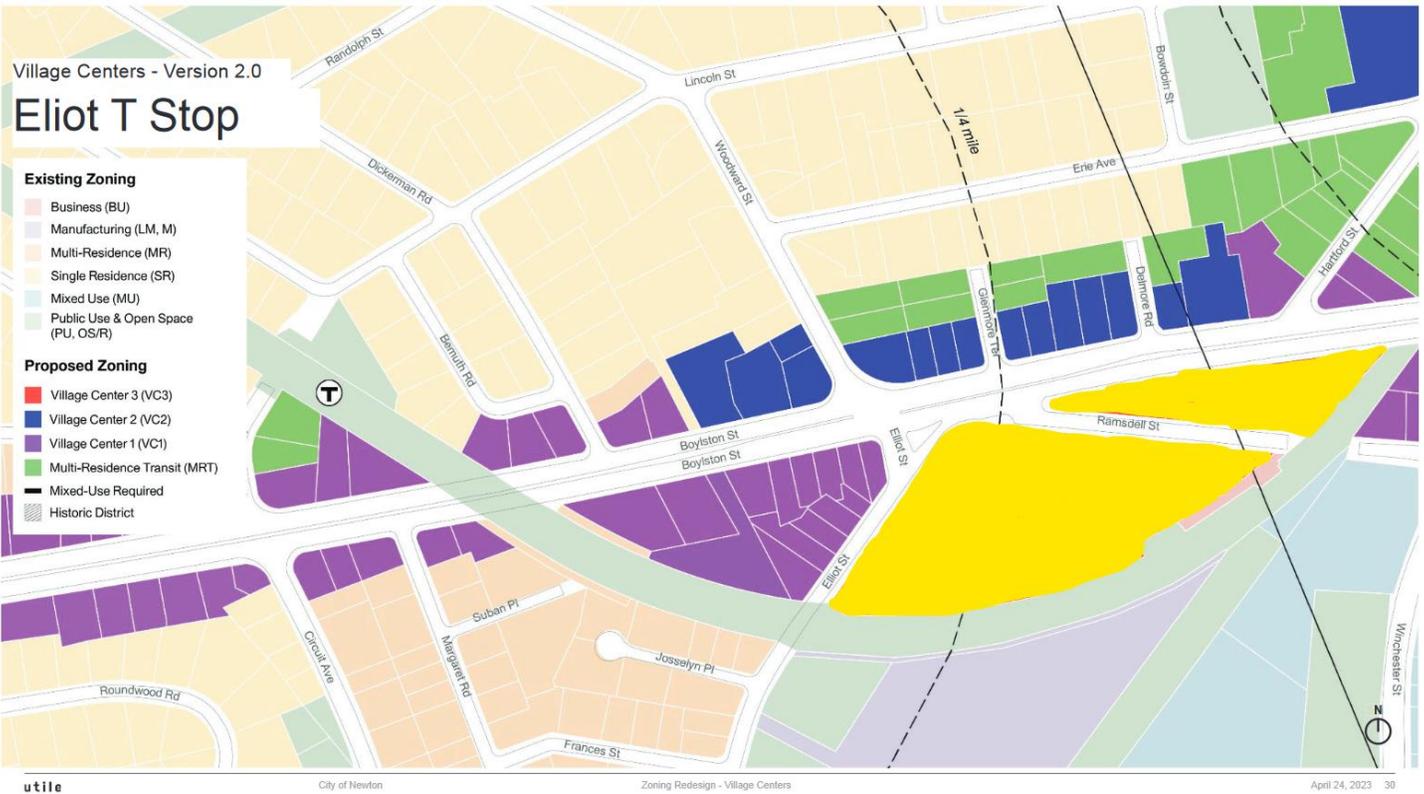
**Date:** August 18, 2023

I believe we are to discuss the maps lot by lot and I want to include visual maps in my recommendations. I also accidentally excluded Newton Highlands. Yellow areas are the only recommended VC3. All other VC3 (in red) should change to VC2 (blue). My initial list may have excluded a few lots.









### Change from VC3 to VC2

Village	Number	Street
Auburndale	305-307	AUBURN ST
Auburndale	309-315	AUBURN ST
Auburndale	319	AUBURN ST
Auburndale	327-349	AUBURN ST
Auburndale	450	LEXINGTON ST
Auburndale	453	LEXINGTON ST
Auburndale	278	MELROSE ST
Auburndale	280-282	MELROSE ST
Auburndale	284	MELROSE ST
Auburndale	286	MELROSE ST
Eliot St T	SBL: 51026 0007A	RAMSDELL ST
Newton Centre	776	BEACON ST
Newton Centre	780	BEACON ST
Newton Centre	790-794	BEACON ST
Newton Centre	796	BEACON ST

Newton Centre	808	BEACON ST
Newton Centre	848L	BEACON ST
Newton Centre	1148	CENTRE ST
Newton Centre	1179-1181	CENTRE ST
Newton Centre	1185-1197	CENTRE ST
Newton Centre	1199-1217	CENTRE ST
Newton Centre	1221-1227	CENTRE ST
Newton Centre	1229-1235	CENTRE ST
Newton Centre	1239-1243	CENTRE ST
Newton Centre	1247-1249	CENTRE ST
Newton Centre	1251-1253	CENTRE ST
Newton Centre	1253-1257	CENTRE ST
Newton Centre	1255	CENTRE ST
Newton Centre	1261-1269	CENTRE ST
Newton Centre	1280	CENTRE ST
Newton Centre	1294	CENTRE ST
Newton Centre	1296-1298	CENTRE ST
Newton Centre	1299	CENTRE ST
Newton Centre	1301	CENTRE ST
Newton Centre	17-31	HERRICK RD
Newton Centre	39	HERRICK RD
Newton Centre	47-61	LANGLEY RD
Newton Centre	14-Dec	LYMAN ST
Newton Centre	14R	LYMAN ST
Newton Centre	12	PELHAM ST
Newton Centre	17	PELHAM ST
Newton Centre	191	SUMNER ST
Newton Centre	195	SUMNER ST
Newton Centre	360 sf lot	UNION ST
Newton Centre	1400 sf lot	UNION ST
Newton Centre	3060 sf lot	UNION ST
Newton Centre	3300 sf lot	UNION ST

Newton Centre	49-63	UNION ST
Newton Centre	50	UNION ST
Newton Centre	65-73	UNION ST
Newton Centre	70	UNION ST
Newton Centre	93-105	UNION ST
Newton Corner	6477 sf LOT	AVON PL
Newton Corner	12	AVON PL
Newton Corner	249	CENTRE ST
Newton Corner	258	CENTRE ST
Newton Corner	259	CENTRE ST
Newton Corner	261-275	CENTRE ST
Newton Corner	268	CENTRE ST
Newton Corner	270-276	CENTRE ST
Newton Corner	280-292	CENTRE ST
Newton Corner	283-291	CENTRE ST
Newton Corner	400	CENTRE ST
Newton Corner	427-443	CENTRE ST
Newton Corner	430	CENTRE ST
Newton Corner	447	CENTRE ST
Newton Corner	31	CHANNING ST
Newton Corner	32	CHANNING ST
Newton Corner	34	CHANNING ST
Newton Corner	276	CHURCH ST
Newton Corner	278	CHURCH ST
Newton Corner	65	JEFFERSON ST
Newton Corner	65	JEFFERSON ST
Newton Corner	21-23	PEABODY ST
Newton Corner	25-27	PEABODY ST
Newton Corner	19	PEARL ST
Newton Corner	42	THORNTON ST
Newton Corner	44	THORNTON ST
Newton Corner	next to 371 Washington	THORNTON ST

Newton Corner	235-241	WASHINGTON ST
Newton Corner	303-321	WASHINGTON ST
Newton Corner	323-333	WASHINGTON ST
Newton Corner	337	WASHINGTON ST
Newton Corner	341-349	WASHINGTON ST
Newton Corner	351	WASHINGTON ST
Newton Corner	355	WASHINGTON ST
Newton Corner	361-363	WASHINGTON ST
Newton Corner	371	WASHINGTON ST
Newton Corner	399-403	WASHINGTON ST
Newton Corner	405-409	WASHINGTON ST
Newton Corner	431	WASHINGTON ST
Newton Corner	next to 371	WASHINGTON ST
Newton Corner	next to 405	WASHINGTON ST
Newton Highlands	1637	CENTRE ST
Newton Highlands	49	FLORAL ST
Newton Highlands	49	FLORAL ST
Newton Highlands	72	FLORAL ST
Newton Highlands	8-Feb	HARTFORD ST
Newton Highlands	16-20	LINCOLN ST
Newton Highlands	22-32	LINCOLN ST
Newton Highlands	23-33	LINCOLN ST
Newton Highlands	21-Mar	LINCOLN ST
Newton Highlands	35-41	LINCOLN ST
Newton Highlands	14-Apr	LINCOLN ST
Newton Highlands	1149	WALNUT ST
Newton Highlands	1151	WALNUT ST
Newton Highlands	1153-1159	WALNUT ST
Newton Highlands	1156-1160	WALNUT ST
Newton Highlands	1170-1176	WALNUT ST
Newton Highlands	1173-1177	WALNUT ST
Newton Highlands	1181-1189	WALNUT ST

Newton Highlands	1186	WALNUT ST
Newton Highlands	1191	WALNUT ST
Newton Highlands	1193	WALNUT ST
Newton Highlands	1194	WALNUT ST
Newton Highlands	1197-1203	WALNUT ST
Newtonville	12	AUSTIN ST
Newtonville	28	AUSTIN ST
Newtonville	40	AUSTIN ST
Newtonville	46-48	AUSTIN ST
Newtonville	60	AUSTIN ST
Newtonville	66-68	AUSTIN ST
Newtonville	74	BOWERS ST
Newtonville	80-86	BOWERS ST
Newtonville	107	CENTRAL ST
Newtonville	119	CENTRAL ST
Newtonville	90	COURT ST
Newtonville	19	HIGHLAND AVE
Newtonville	162	LOWELL AVE
Newtonville	304	NEWTONVILLE AVE
Newtonville	439	NEWTONVILLE AVE
Newtonville	454	NEWTONVILLE AVE
Newtonville	456	NEWTONVILLE AVE
Newtonville	246-254	WALNUT ST
Newtonville	288	WALNUT ST
Newtonville	303	WALNUT ST
Newtonville	304-306	WALNUT ST
Newtonville	305	WALNUT ST
Newtonville	308-322	WALNUT ST
Newtonville	309-321	WALNUT ST
Newtonville	309R	WALNUT ST
Newtonville	323-335	WALNUT ST
Newtonville	324	WALNUT ST

Newtonville	330-334	WALNUT ST
Newtonville	743	WASHINGTON ST
Newtonville	899	WASHINGTON ST
Newtonville	911	WASHINGTON ST
Thompsonville	325	BOYLSTON ST
Thompsonville	327	BOYLSTON ST
Thompsonville	335-339	BOYLSTON ST
Thompsonville	345	BOYLSTON ST
Thompsonville	373-375	BOYLSTON ST
Thompsonville	379	BOYLSTON ST
Thompsonville	383-387	BOYLSTON ST
Thompsonville	1	JACKSON ST
Thompsonville	13	JACKSON ST
Thompsonville	15	JACKSON ST
Thompsonville	17	JACKSON ST
Thompsonville	21	JACKSON ST
Thompsonville	30-34	JACKSON ST
Thompsonville	31	JACKSON ST
Thompsonville	7	JACKSON ST
Thompsonville	405	LANGLEY RD
Thompsonville	412	LANGLEY RD
Thompsonville	415	LANGLEY RD
Thompsonville	416	LANGLEY RD
Thompsonville	418	LANGLEY RD
Thompsonville	422	LANGLEY RD
West Newton	24	BORDER ST
West Newton	30	BORDER ST
West Newton	38	BORDER ST
West Newton	8	BORDER ST
West Newton	1	CHESTNUT ST REAR
West Newton	12	DAVIS CT
West Newton	15	DAVIS ST

West Newton	19-21	DAVIS ST
West Newton	23	DAVIS ST
West Newton	31	DAVIS ST
West Newton	33	DAVIS ST
West Newton	32	DUNSTAN ST
West Newton	34	DUNSTAN ST
West Newton	12	KEMPTON PL
West Newton	18	KEMPTON PL
West Newton	24	KEMPTON PL
West Newton	25	KEMPTON PL
West Newton	5	LUCAS CT
West Newton	11	LUCAS CT
West Newton	15	SPENCER ST
West Newton	521	WALTHAM ST
West Newton	527	WALTHAM ST
West Newton	1149	WASHINGTON ST
West Newton	1151	WASHINGTON ST
West Newton	1157	WASHINGTON ST
West Newton	1169	WASHINGTON ST
West Newton	1171-1173	WASHINGTON ST
West Newton	1179	WASHINGTON ST
West Newton	1185	WASHINGTON ST
West Newton	1191	WASHINGTON ST
West Newton	1197	WASHINGTON ST
West Newton	1203	WASHINGTON ST
West Newton	1211	WASHINGTON ST
West Newton	1213-1215	WASHINGTON ST
West Newton	1221	WASHINGTON ST
West Newton	1229	WASHINGTON ST
West Newton	1235	WASHINGTON ST
West Newton	1239-1247	WASHINGTON ST
West Newton	1253	WASHINGTON ST

West Newton	1274-1284	WASHINGTON ST
West Newton	1286-1294	WASHINGTON ST
West Newton	1296	WASHINGTON ST
West Newton	1298-1308	WASHINGTON ST
West Newton	1314	WASHINGTON ST
West Newton	1326	WASHINGTON ST
West Newton	1345-1355	WASHINGTON ST
West Newton	1357-1369	WASHINGTON ST
West Newton	1362	WASHINGTON ST
West Newton	1371-1379	WASHINGTON ST
West Newton	1381	WASHINGTON ST
West Newton	1385-1389	WASHINGTON ST
West Newton	1391-1397	WASHINGTON ST
West Newton	978	WATERTOWN ST
West Newton	979	WATERTOWN ST
West Newton	989-1003	WATERTOWN ST

**Add lot as VC3 – only section that runs between Highland and Chestnut. This lot is over 30,000 sf and will be by special permit.**

West Newton	60	Highland St
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**Change depth of VC3: up to 100' from Washington St then VC2**

Newtonville	787	WASHINGTON ST
Newtonville	793-821	WASHINGTON ST
Newtonville	823-833	WASHINGTON ST
Newtonville	839-853	WASHINGTON ST
Newtonville	885	WASHINGTON ST
Newtonville	891-897	WASHINGTON ST

**Keep as VC3**

Auburndale	271-283	AUBURN ST
Auburndale	287-289	AUBURN ST

Eliot St T	926	BOYLSTON ST
Eliot St T	940	BOYLSTON ST
Eliot St T	950	BOYLSTON ST
Eliot St T	960	BOYLSTON ST
Eliot St T	978	BOYLSTON ST
Eliot St T	980	BOYLSTON ST
Eliot St T	14	ELLIOT ST
Eliot St T	26	ELLIOT ST
Eliot St T	38	RAMSDELL ST
Eliot St T	38R	RAMSDELL ST
Eliot St T	56	RAMSDELL ST
Newton Centre	37600 sf lot	CENTRE ST
Newton Centre	1188	CENTRE ST
Newton Centre	1196	CENTRE ST
Newton Centre	1310	CENTRE ST
Newton Centre	1314	CENTRE ST
Newton Centre	1330-1340	CENTRE ST
Newton Centre	15	CYPRESS ST
Newton Centre	10	LANGLEY RD
Newton Centre	22-28	LANGLEY RD
Newton Centre	30-34	LANGLEY RD
Newton Centre	36-46	LANGLEY RD
Newton Centre	209-213	SUMNER ST
Newton Corner	296-334	WASHINGTON ST
Newtonville	33-41	AUSTIN ST
Newtonville	773	WASHINGTON ST
Newtonville	787	WASHINGTON ST
Newtonville	793-821	WASHINGTON ST
Newtonville	823-833	WASHINGTON ST
Newtonville	839-853	WASHINGTON ST
Newtonville	885	WASHINGTON ST
Newtonville	891-897	WASHINGTON ST

West Newton	24	CHESTNUT ST REAR
West Newton	1180	WASHINGTON ST
West Newton	1200	WASHINGTON ST
West Newton	1210-1230	WASHINGTON ST
West Newton	1236	WASHINGTON ST
West Newton	1250	WASHINGTON ST

Hi,

In the regards to fairness and equity as we apply zoning changes across the city I would like to suggest adding MRT zoning in the ½ mile of the Boston College T stop. This is also in hopes of avoiding situations like the recent Special Permit for 71 Commonwealth ave where a development of 5 very large units with 3.2 parking ratio will be built.

I'm still not clear why this transit node was not included in the MRT district. I understand that some of the lots are owned by Boston College but as I went thru the Assessor's data base many are not. Some examples- 37, 41,51, 53, 71 and 86 Comm ave are MR1, 85-103 Comm ave are SR2 and 27-29 Com ave MR2.

Also, a few months ago we discussed uses in Nonantum village center VCOD to not allow auto body shops. Is this the recommendation from Planning?

Thank you.

Maria Scibelli Greenberg (she/her)  
Newton Ward 1 City Councilor

# Ideas for changes to the map based on a meeting with Alison Leary and Maria Greenberg.

## Legend

- In the areas that are filled in with a darker color no change is proposed.
- Green border/pale yellow fill – potential areas for MRT
- Red border / pale red fill – potential area for VC3
- Blue border/ pale blue fill – potential area for VC2
- Green outline / pale blue or pale red inside – On current maps they are MRT but could be VC2 or VC3.
- Blue outline / pale red inside -- On current maps they are VC2 but could be VC3.
- Red outline / pale blue inside -- On current maps they are VC3 but could be VC2.

## Newton Highlands / Eliot T / Rt. 9



## Detail of above image:

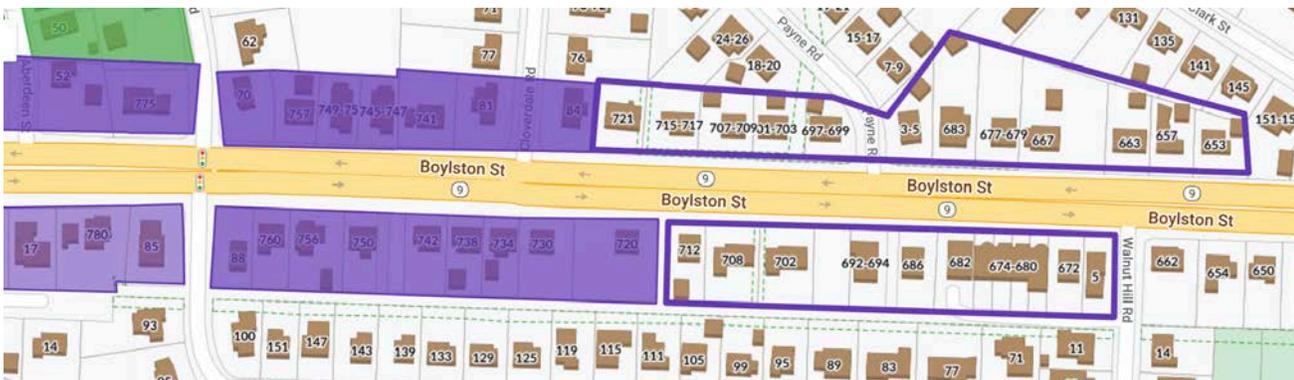
- Additional MRT to connect Newton Highlands to Eliot.
- There are many large Victorians on both Lincoln and Erie.
- Right next to Eliot are three lots owned by the same person. That's why the MRT goes up Harrison.



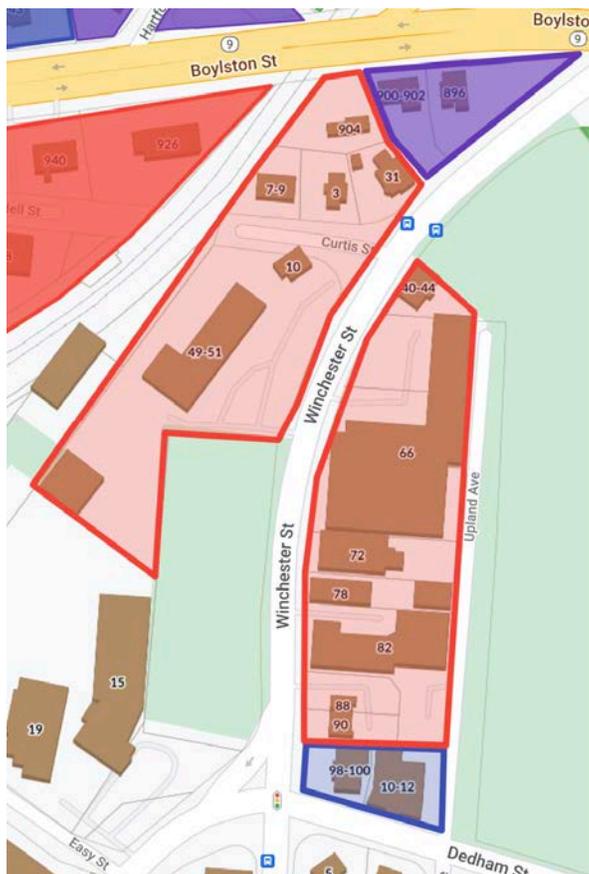
- Additional MRT down Walnut and Lake Ave. as they are so close to the T. There is an entrance to the T on Hyde St. so these lots are very close to transit.



- The section of VC1 that is not filled in with purple is hardly a walkable area.



- An area that could have more VC3. Especially on the west side of Winchester St. – large underused lot with a 2 story building. About 1/3 mile from T.
- The VC3 extends to Rt. 9 because that lot has same owner as one on Winchester St. Could access from there.



### Auburndale

- The area for more VC2 on the left side of this map currently has Newton Housing Authority buildings. In future may want to do more.
- Star market and parking area could have more height, especially near the Pike



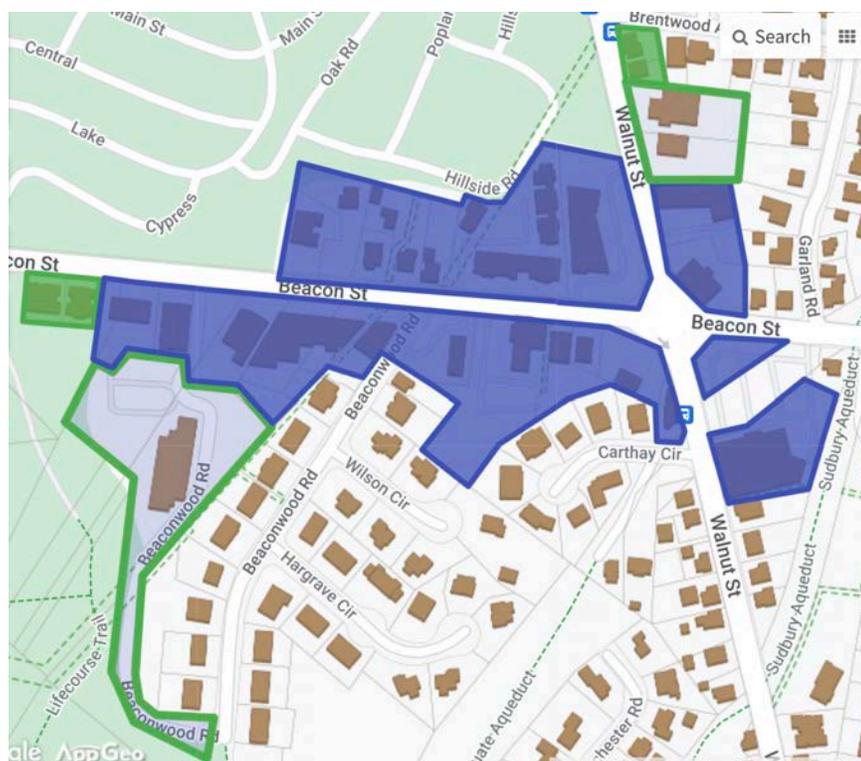
### Waban

- The Windsor Club could be VC3. It may never change but if it does it should allow taller buildings.
- Waban should have some VC3.
- The MBTA parking lot and the two housing authority lots would be a good place for VC3.



### Four Corners

- The lot that is currently MRT on the bottom left corner of this map could be VC2. It currently has an apartment building that one day they might want to rebuild.
- Two more lots on Walnut could be VC2.



### West Newton



- The MBTA parking lot in Waban is zoned so the MBTA parking lot in West Newton could also be zoned.
- A lot of underutilized land on the left side of this map.



- The VC2 on the other side of the Pike is Second Church. They wrote a letter asking why they were not being rezoned since FUSN was. They have a large lot and large buildings now. There had been a school in one of their buildings that is no longer there. I could see how they might want to build housing on their lot.



### Nonantum

- Some of Nonantum could have VC3



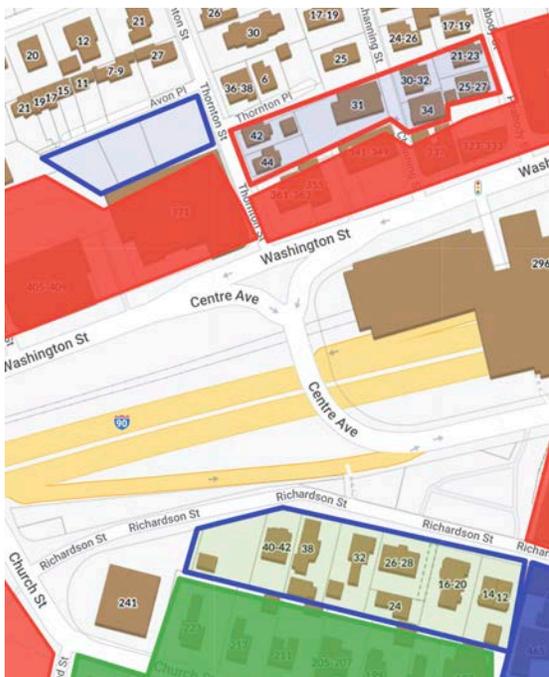
- Detail from above map



### Newton Corner



- Some of the lots north of the Pike could be VC2 instead of VC3 to transition to the neighborhood



### Newton Centre



- The areas that could be VC2 instead of MRT currently have 3 story buildings on the lot. MRT would be downzoning those lots.
- On Beacon St., the second lot in from the corner of Centre and Beacon currently has a 1 story commercial building. Should be VC2 or VC3 instead of MRT.





# Memorandum

**To:** Barney S. Heath, Director of Planning and Development;  
Jennifer Caira, Deputy Director

**From:** Councilor Julia Malakie

**Re:** Amendment to VCOD map for West Newton: retain current zoning for Border Street & Harvey Place Manufacturing zone

**Date:** August 18, 2023

I am requesting amendments to remove the Border Street and Harvey Pl parcels currently zoned Manufacturing from the proposed Village Center Overlay District. (See map below, and parcel list on following page).



**Retain current zoning: Manufacturing**

<b>Number</b>	<b>Street</b>	<b>Current District</b>	<b>Land Use (Assessors Database)/ (current business)</b>	<b>Planning Dept proposed</b>
7	Border St	Man	Small retail, offices	VC2
25	Border St	Man	Auto repair	VC2
35	Border St	Man	Comm whse (Felix Doolittle)	VC2
39-45	Border St	Man	Comm Whse	VC2
49	Border St	Man	Ind office	VC2
55-67	Border St	Man	R&D (Automatic Laundry)	VC2
11	Harvey Pl	Man	Parking, garage	MRT
17	Harvey Pl	Man	SF	MRT
21	Harvey Pl	Man	2F	MRT
79	Border St	Man	SF	MRT
83-85	Border St	Man	Condos	MRT
93	Border St	Man	Ind factory	
97	Border St	Man	Retail equip (RP Holmes)	MRT
11-13	Lucas Ct	Man	Parking lot	VC3
24	Border St	Man	Ind whse	VC3
30	Border St	Man	Auto repair	VC3
38	Border St	Man	Office bldg (Langione Dance Center)	VC3

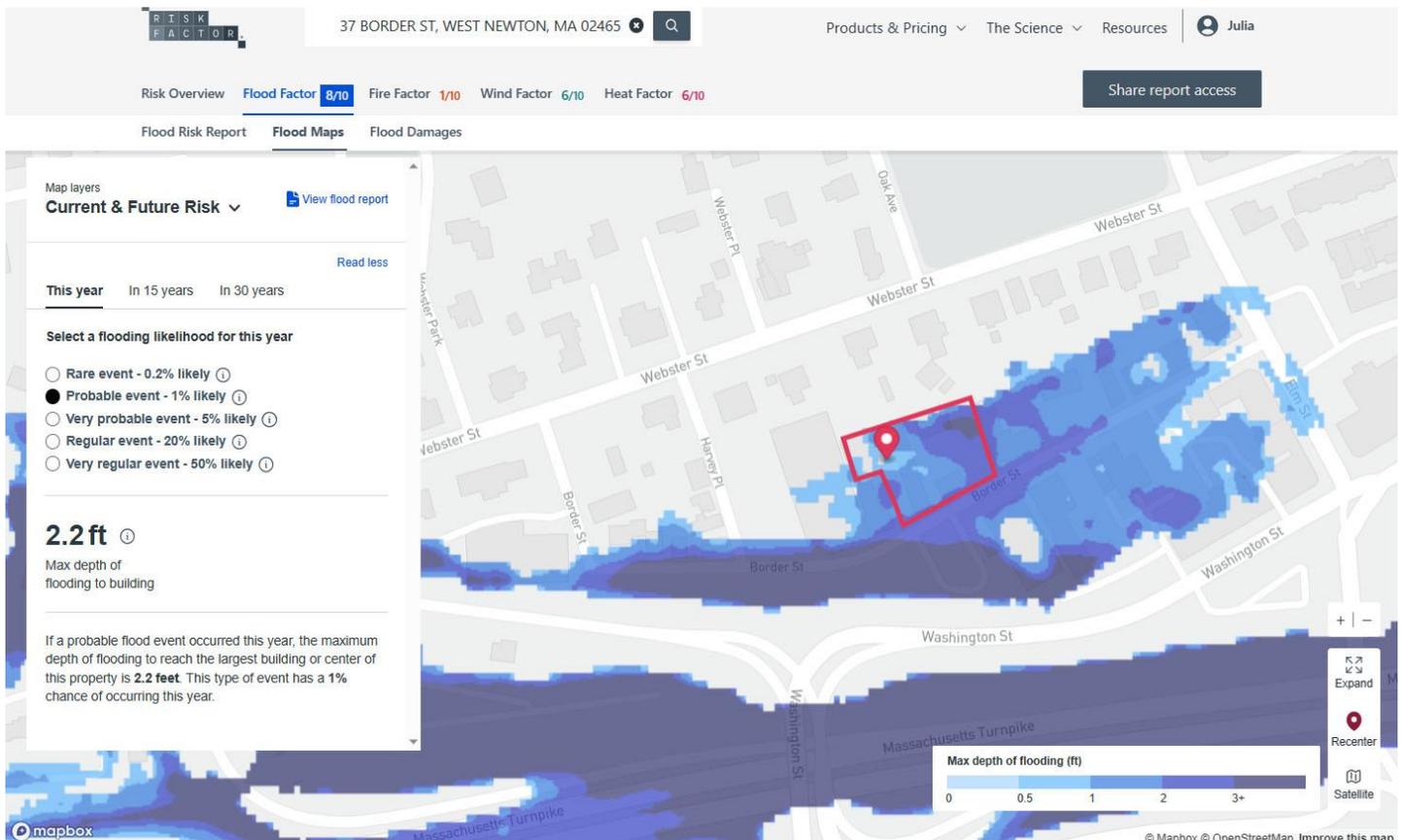
Reason #1:

Border Street is one of the few remaining Manufacturing zones in Newton, part of our shrinking commercial tax base that we should be trying to retain, and home to some very successful businesses. These include:

- [Automatic Laundry](#), a successful and growing family-owned company which supplies and services communal laundry equipment to residential properties, colleges, and businesses around New England and beyond
- [Joanne Langione Dance Center](#), a very busy dance school founded in 1976
- [Felix Doolittle](#), which produces personalized stationery and products, founded by Newton residents, watercolor artist Felix Fu and his wife Loren Sklar in 2003. Their customers are nationwide; one day there I met a couple of customers on vacation from Oregon who'd stopped by to visit.
- [R.P. Holmes](#), a third-generation family-owned plumbing and HVAC company.

Reason #2:

Border Street is an unofficial flood zone – not on the FEMA flood maps, but recognized by First Street Foundation’s riskfactor.com property lookup site:



This is not just a theoretical risk. Flooding has happened four times just since I've been on City Council: in June 2020, August 2021, and July 29 and August 8 this summer.

Border Street really wants to be Cheesecake Brook, which is culverted under the length of the street. Whatever flooding might normally occur in this low-lying area is exacerbated by the fact that at the Elm Street end, the cross sectional area of the culvert is constricted by about half, to accommodate a large MRWA water main running under Elm Street. In past decades, the culvert was apparently big enough to handle rain despite the constriction, but increasingly intense storms in recent years cause the culvert to fill up and flood the street, as I recorded on July 29 <https://youtu.be/sm6HO1wCR78> and August 8 <https://youtu.be/PX22KkCHEeM>

On August 8, when Newton got 2.77 inches of rain, Needham got about 6 inches and Billerica 7 inches, so it's pure luck that our flooding was not worse.

MWRA predictably does not want to move their water main, and DPW has not found a solution.

Border Street is also proposed to be part of the MBTA Communities overlay district. The state's guidelines about location of districts state:

*When choosing the location of a new multi-family zoning district, every MBTA community should consider how much of a proposed district is sensitive land on which permitting requirements and other considerations could make it challenging or inadvisable to construct multi-family housing. For example, **an MBTA community may want to avoid including in a multi-family zoning district areas that are subject to flooding, or are known habitat for rare or threatened species, or have prime agricultural soils in active agricultural use.***

As Councilor Norton has pointed out, "may" really should be "should" in the context of flooding. Newton does not need Border Street to meet our MBTA Communities target, and including it could find future residents getting up in the middle of the night to move their cars to higher ground, or finding their cars totaled like recent Library visitors.

The following pages are a few photos from each of the recent floods.

June 2020 (Automatic Laundry security camera video)



June 2020 (Automatic Laundry - flooding reached equipment area)



August 2021 (provided by Galaxy Auto Body)



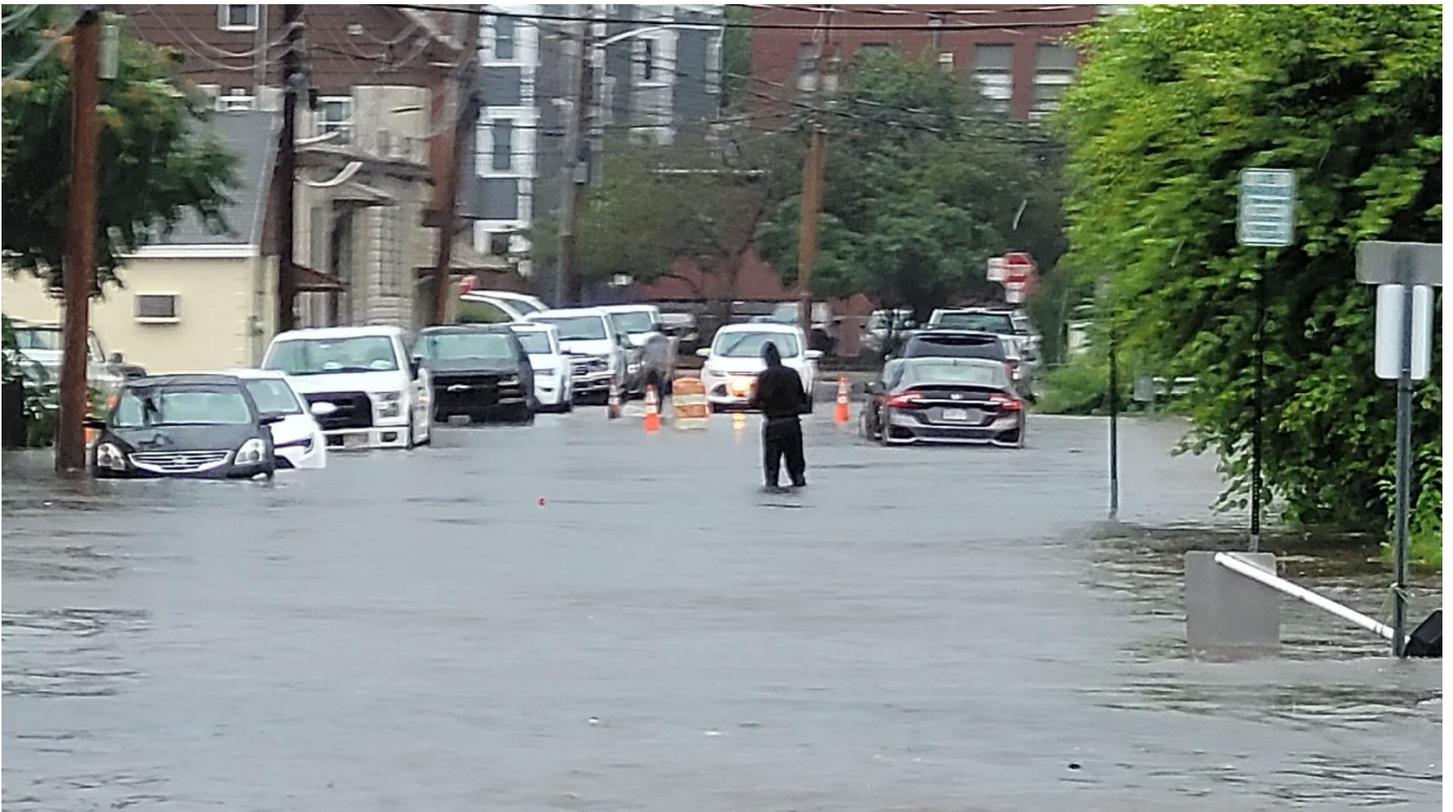
July 29, 2023



August 8, 2023



August 8, 2023



August 8, 2023



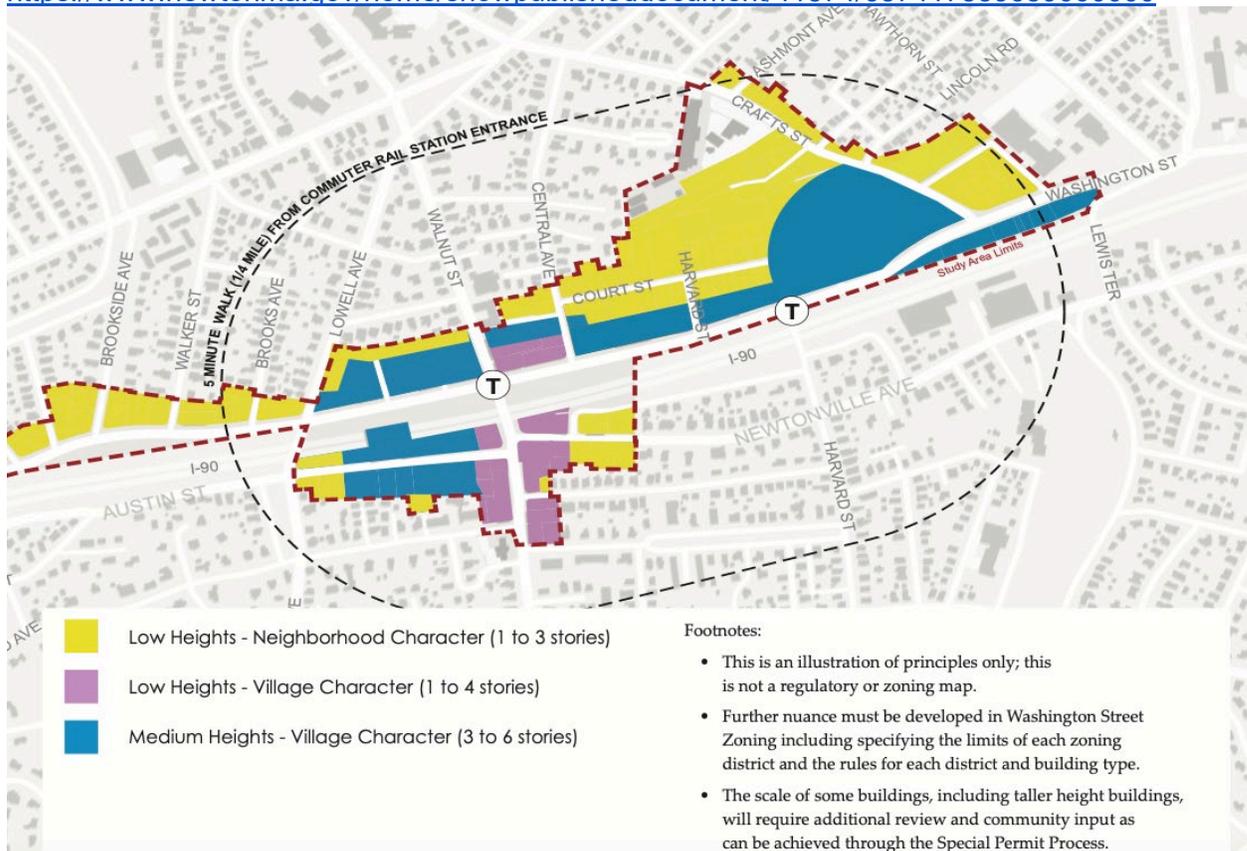


To: Zoning & Planning Committee  
From: Tarik J. Lucas, Councilor At-Large, Ward 2  
Date: August 4th, 2023  
Subject: Amendments to Village Center Zoning

1. Change all parcels in the village of Newtonville on Walnut Street south of the Massachusetts Turnpike that are proposed in the overlay district as VC3 to VC2.

The reason for this change is simple. The densest and tallest buildings in Newtonville should be reserved for certain parcels along Washington Street. Allowing 5-story building along a narrow and small street will create a “canyon-like effect”. If a developer wishes to build 5-stories or taller, that should require a special permit. Also, the Washington Street Vision Plan, which was adopted in December 2019 and is part of Newton’s Comprehensive Plan, calls for a 4-story maximum building height on this section of Walnut Street. I have provided a link to the Washington Street Vision Plan, and a map from the vision plan which states a 4-story maximum building height on Walnut Street.

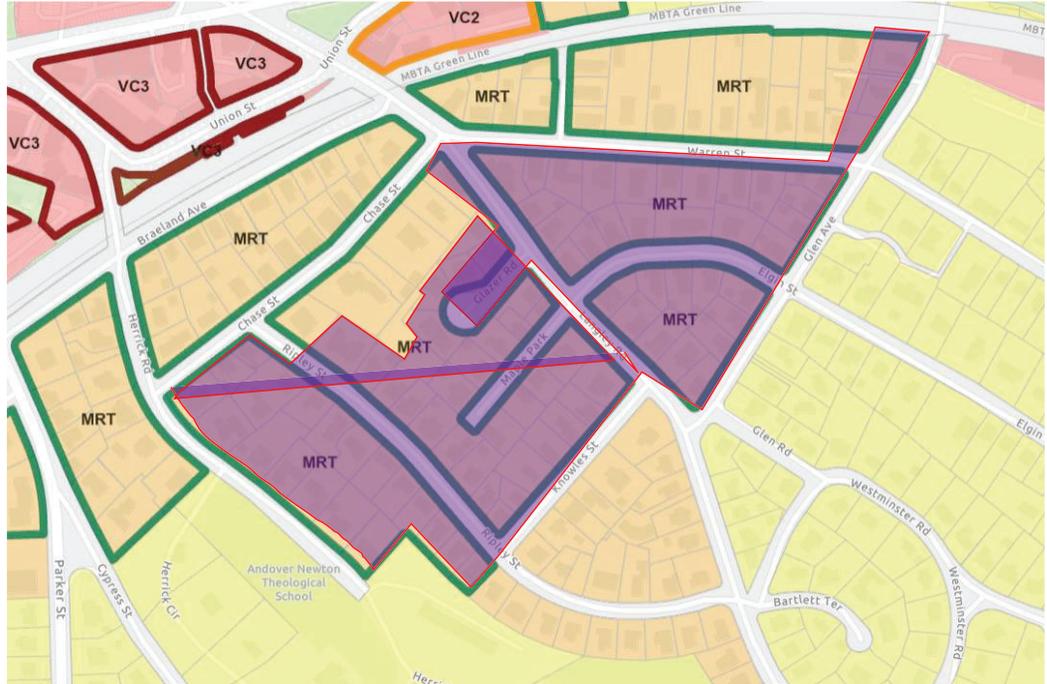
<https://www.newtonma.gov/home/showpublisheddocument/41574/637417539659000000>



Thoughts on Village Center Zoning Map V2		Interactive Zoning Map >>>>>> <a href="https://gis2.ci.newton.ma.us/vczoningcompare.html">https://gis2.ci.newton.ma.us/vczoningcompare.html</a>	KEY
Principle	Additional Notes	Recommended Change	
1 Focus MRT on zones already zoned MR recognizing need to keep Centre St for connectivity	Highlands and Centre MRT is mostly in areas zoned MR but does include pockets of SR zones	a. Remove all Hyde St., Cushing St. and Allerton Rd. parcels from MRT unless any needed for connectivity of 50% b. Remove 15 -55 Woodcliff from MRT c. Remove 40,46,56 Columbus from MRT (only 40 is currently multi-family) d. Consider whether UCC parsonage 60 Columbus should be MRT or not e. Remove 63 & 69 Columbus from MRT (63 is currently a 2 family) f. Remove 62 & 68 Chester from MRT g. Remove 14 Standish from MRT h. Remove 56, 50 and 38 Paul from MRT (56 is 2 family) i. Remove Chesley, Everett, Dalton parcels from MRT unless needed as transition for adj VC zone j. Remove 35 Pleasant and 40, 46, 48 and 49 Pehlem parcels from MRT (all SF/SR)	new detail since W6 meeting new thought Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map not included Included in mock-up of new map Included in mock-up of new map
2 Pair back MRT zones in Newton Centre that are not likely to result in conversions due to small lot size, most are already 2 family		a. Remove 82-128 Herrick from MRT b. Remove 3-61/63 Ripley and 18/20 - 56 Ripley from MRT c. Remove 95-145 Langley and 100-154 Langley from MRT d. Remove 9/11 - 37 Knowles from MRT e. Remove 62 Chase from MRT f. Remove 112-168/170 Warren from MRT g. Remove all properties on Glen, Elgin, Glazer and Maple Park from MRT	Included in mock-up of new map Included in mock-up of new map
3 Expand MRT to close-by adjacent properties already zoned MR		a. Add 178-180 Sumner, 170-172 Sumner, 161-163 Sumner to adjacent MRT zone b. Add 192 Gibbs, 195 Gibbs to adjacent MRT zone c. Add 1120-1122 Centre to adjacent MRT zone	Included in mock-up of new map Included in mock-up of new map Included in mock-up of new map
4 BU (or current BU use) should be VC1/2/3 not MRT	BU to MRT is a significant downgrade	a. Change 1345 thru 1365 Centre from MRT to VC2 b. Change 1400 Centre St. from MRT to VC2 (similar to current use) c. Change 858 Walnut and 860-862 Walnut from MRT to VC1 d. Change 837-847 Beacon St from MRT to VC2 or VC3 e. Change 849-851 Beacon from MRT to VC1	Included in mock-up of new map Included in mock-up of new map
5 Change BU with current residential use to MRT	Create better transition business to residential	a. Add 58-60 Brentwood and 54 Brentwood to MRT	Included in mock-up of new map
6 Add more BU (BU use) zones in the 1/2 mile radius to VCZ		a. Add 53 Winchester (Creata A Cook) as VC2 or VC3 b. Add 40/44 - 90 Winchester as VC2 c. Add 98-100 Winchester and 10-12 Dedham as VC1	Included in mock-up of new map
7 Don't down zone current multi-family housing		a. Change 33 and 53 Paul St. (3 story apartment buildings) from MRT to VC2	Included in mock-up of new map
8 Encourage the adaptive re-use of historic/iconic village center buildings		a. Change 1135 Walnut St. (St. Pauls Epis) from VC2 to MRT or VC1 b. Change 1141-1145 Walnut St. (Christian Science) from VC2 to MRT or VC1	Included in mock-up of new map Included in mock-up of new map
9 Other changes		a. Remove VC3 abutting/over Sudbury Aqueduct on Lyman	Included in mock-up of new map
<b>Open Questions</b>			
1	Will there still be INI (inflow & infiltration) payments with by right development? If so will any portion of this be allocated to other neighborhood improvements? What about support for NewMO and BlueBike?		
2	Require minimum open space on MRT to encourage some usable green space and trees.		
3	What encourages planting big trees in the front yard?		
4	Should we have maximum parking, especially in MRT?		
5	What rules govern lot subdivision such as minimum frontage?		

### Proposed Changes in Newton Center south of T

 Remove these properties from MRT



### Proposed Changes in Newton Center north of T

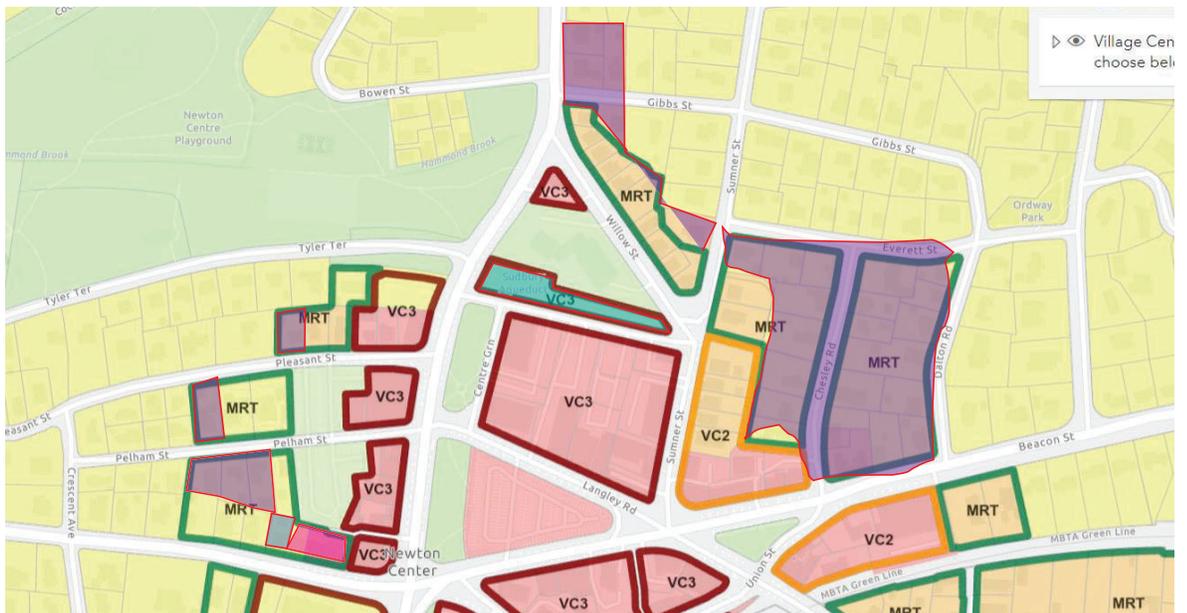
 Remove these properties from MRT

 Add these properties to MRT

 Change these properties from MRT to VC2 or VC3

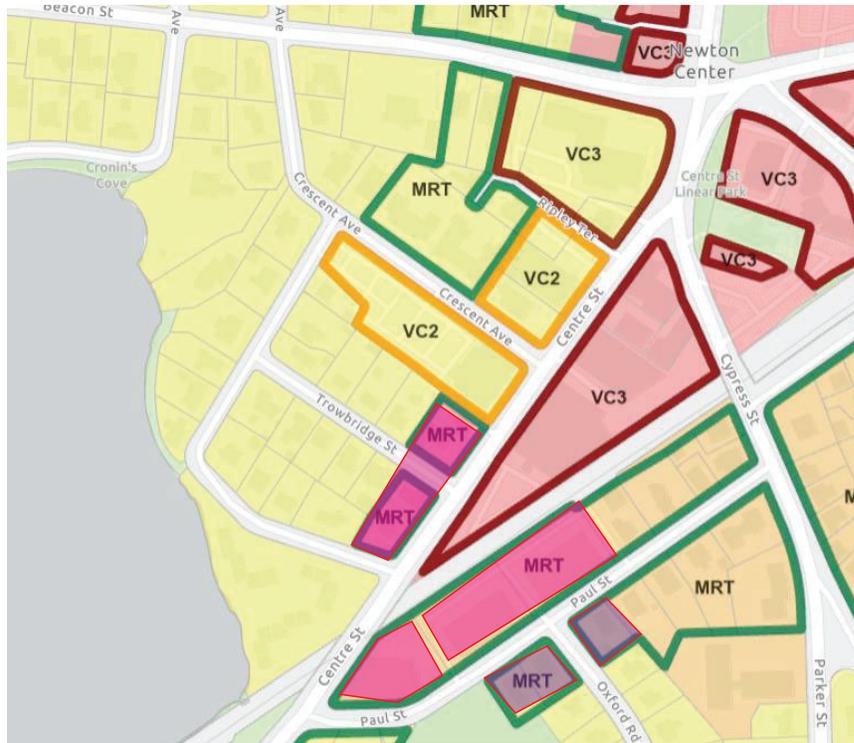
 Change these properties from MRT to VC1

 Remove this property from VC3



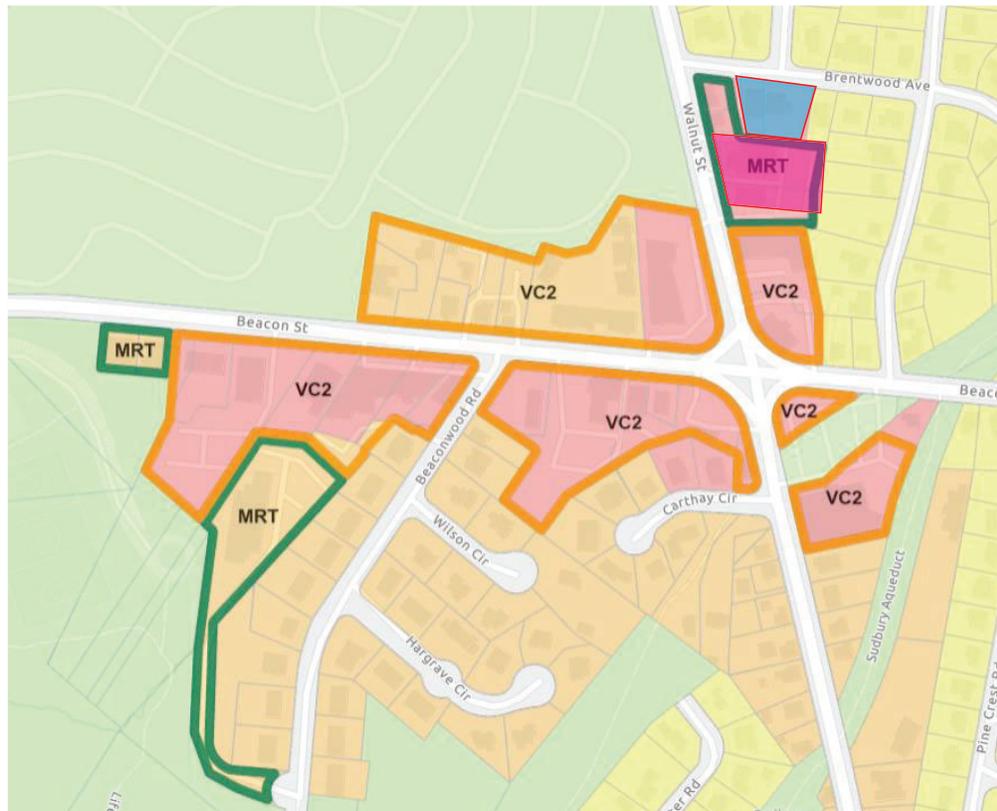
### Proposed Changes in Newton Center west of T

-  Remove these properties from MRT
-  Add these properties to MRT
-  Change these properties from MRT to VC2

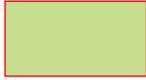


### Proposed Changes in Four Corners

-  Add these properties to MRT
-  Add these properties to VC2



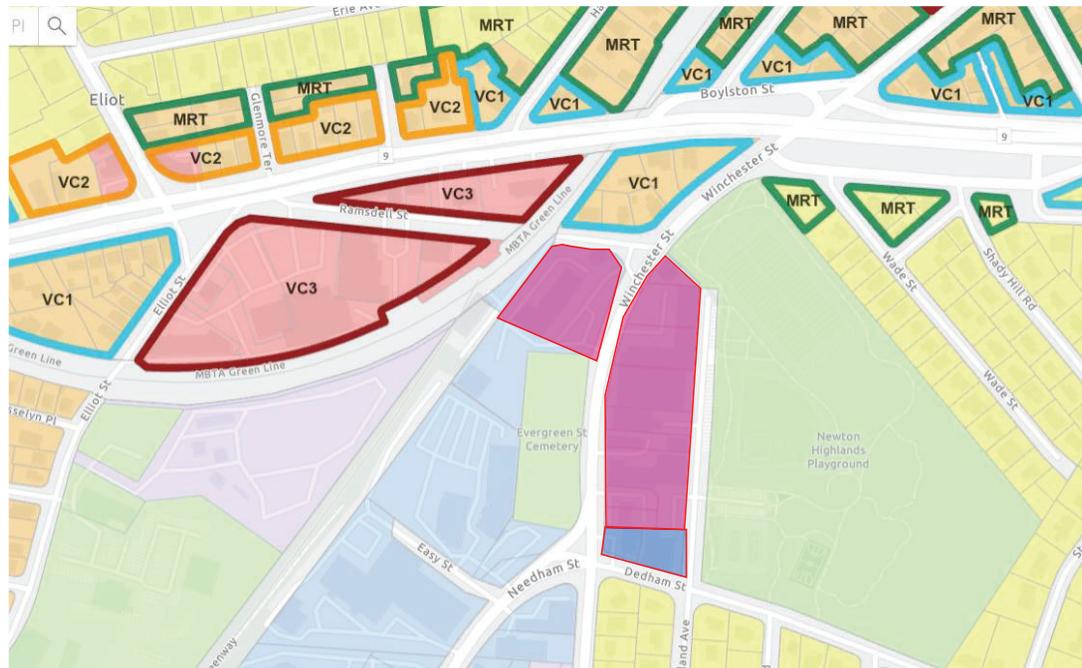
### Proposed Changes in Newton Highlands

-  Remove these properties from MRT
-  Change these properties from VC2 to VC1 or MRT



### Proposed Changes Highlands South

-  Remove these properties from MRT
-  Change these properties to VC2 or VC3
-  Change these properties to VC1



From: Councilor Susan Albright

Add VC2 or VC3

Washington vision plan showed Newtonville all the way to crafts st. We should at least consider adding this block in as the Newtonville station has an entrance at harvard st

675 Walnut st

Park lot between Marty's and Whole Foods

641 Washington ST - Whole Foods

This area was identified as part of the village in the Vision plan - Maybe even VC3 would be possible here.

Change from VC3 to MRT- these back up to residential area

66-68 Austin st

70-72 Austin ST

Change from VC3 to VC2 - these back up to a lot of MRT and approach the 3 story new senior center.

324 Walnut st

108 Madison

336-348 Walnut St

To: Councilor Deborah Crossley, ZAP Chair

From: Ward 4 Councilor Chris Markiewicz

Subject: Amendments Proposed for Auburndale Village Center

Date: August 24, 2023

Dear Chair Crossley,

Please find my comments both general and specific to the Auburndale Village Center.

Also please find a parcel by parcel, recommendation/amendment to the parcel map as proposed in V 2.0 of the VCOD maps.

## General Comments

- Villages can be named anywhere. If subject only to proximity to the MBTA, a more equitable distribution of increased benefits and challenges associated with a VCOD designation should be considered.
- VC3 zones can be reduced in a way that the City can still meet its requirements under “Housing Choice”. For reference note the proposal submitted by Councilor Wright at the ZAP meeting of 7.24.2023

## Auburndale Village Specific Comments

- Auburndale Center is not one of the larger village center areas, yet proportionately, the Planning Dept. has proposed a large number of VC3's as compared to other village centers. (VCs like Waban , which has a Green Line station in its center has no VC3s proposed)
- The parcels proposed for a VC3 designation on Auburn St and Lexington St., will effectively be at least one story more than specified as Auburn St , because Auburn St is on a rise above Commonwealth Avenue, of at least one story, if not more, creating the potential for a building as high as 90 feet as seen from the nearby houses on the south side of Commonwealth Ave. Hence the recommendation to change some of the VC3 parcels proposed there to VC2
- Commuter Rail service is limited and the platforms are not accessible to persons with physical disabilities. This condition does not support car free or light living, often cited as supporting smaller and denser housing.
- Auburndale Square is an “over capacity intersection”. There is not much that can be done to reduce congestion. There should be a mechanism to ensure parking adequacy and traffic impact on any future VC development, regardless of what is adopted with respect to parking minimums.

VILLAGE	Number	Street	Proposed by Planning	Current Use	Current Zoning	Ward 4 Councilor Recommendation	COMMENT	
Aubumdale	23	ASH ST	MRT	TWO FAMILY	MR1	MRT	As proposed	6670
Aubumdale	27	ASH ST	MRT	TWO FAMILY	MR1	MRT	As proposed	10000
Aubumdale	35	ASH ST	MRT	TAX EXEMPT	MR1	MRT	Church	32251
Aubumdale	45	ASH ST	MRT	TAX EXEMPT	MR1	MRT	Church	16252
Aubumdale	271-283	AUBURN ST	VC3	SMALL RETAIL STORE	BU1	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	4524
Aubumdale	287-289	AUBURN ST	VC3	GENERAL OFFICE BUILDING	BU1	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	2673
Aubumdale	305-307	AUBURN ST	VC-3	GENERAL OFFICE BUILDING	BU1	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	5522
Aubumdale	309-315	AUBURN ST	VC 3	BANK BUILDINGS	BU1	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	5148
Aubumdale	319	AUBURN ST	VC 3	BANK BUILDINGS	BU1	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	11409
Aubumdale	327-349	AUBURN ST	VC 3	GENERAL OFFICE BUILDING	BU1	VC2	Max Height is increased by rise of Auburn St relative to Comm Av	42847
Aubumdale	2000	COMMONWEALTH AVE	VC 2	GENERAL OFFICE BUILDING	BU2	VC2	As proposed	11300
Aubumdale	2020	COMMONWEALTH AVE	VC 2	GENERAL OFFICE BUILDING	BU2	VC2	As proposed	121325
Aubumdale	2034-2060	COMMONWEALTH AVE	VC 2	SUPERMARKET	BU2	VC2	Still subject to Special permit 112k lot	9988
Aubumdale	2066	COMMONWEALTH AVE	VC 2	GAS/REPAIR STATIONS	BU2	VC1	Better Height and massing Transition to residences directly across the Street	4715
Aubumdale	2078	COMMONWEALTH AVE	VC 2	CAR REPAIR FACILITY	BU2	VC1	Better Height and massing Transition to residences directly across the Street	9357
Aubumdale	2086-2098	COMMONWEALTH AVE	VC 2	SMALL RETAIL STORE	BU1	VC1	Better Height and massing Transition to residences directly across the Street	8009
Aubumdale	2102	COMMONWEALTH AVE	VC 2	SMALL RETAIL STORE	BU1	VC1	Better Height and massing Transition to residences directly across the Street	12209
Aubumdale	2110-2114	COMMONWEALTH AVE	VC 2	PARKING LOTS	BU1	VC1	Better Height and massing Transition to residences directly across the Street	15011
Aubumdale	2122	COMMONWEALTH AVE	VC 2	GENERAL OFFICE BUILDING	BU1	VC2	Corner Building	6970
Aubumdale	2134	COMMONWEALTH AVE	MRT	TWO FAMILY	MR1	MRT	As proposed	8527
Aubumdale	2138-2140	COMMONWEALTH AVE	MRT	TWO FAMILY	MR1	MRT	As proposed	7010
Aubumdale	2142-2144	COMMONWEALTH AVE	MRT	TWO FAMILY	MR1	MRT	As proposed	8310
Aubumdale	2148-2150	COMMONWEALTH AVE	MRT	TAX EXEMPT	MR1	MRT	As proposed	7942
Aubumdale	2158-2160	COMMONWEALTH AVE	MRT	CONDOMINIUM	MR1	MRT	As proposed	8384
Aubumdale	409-411	LEXINGTON ST	VC 2	GENERAL OFFICE BUILDING	BU1	VC1	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues	7350
Aubumdale	417-427	LEXINGTON ST	VC 2	SMALL RETAIL STORE	BU1	VC1	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues	8216
Aubumdale	430-436	LEXINGTON ST	VC 2	GENERAL OFFICE BUILDING	BU2	VC1	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues	8065
Aubumdale	438-442	LEXINGTON ST	VC 2	SMALL RETAIL STORE	BU2	VC1	4 parcels that rise above nearby Comm. Av intersection, a VC2 would allow more than double the existing height, transition and shadow issues	45473
Aubumdale	450	LEXINGTON ST	VC 3	GENERAL OFFICE BUILDING	BU2	VC2	Special Permit . VC3 possible if siting and footprint remains as is	2881
Aubumdale		MELROSE AVE	VC 2	UNDEVELOPABLE LAND	BU1	MRT	Not buildable	2886
Aubumdale	11	MELROSE AVE	VC 2	RESIDENTIAL	BU1	MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space	12649
Aubumdale	17	MELROSE AVE	VC 2	PARKING LOTS	BU1	MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space	4800
Aubumdale	21	MELROSE AVE	VC 2	PARKING LOTS	BU1	MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space	7269
Aubumdale	27-29	MELROSE AVE	VC 2	PARKING LOTS	BU1	MRT	Small lot, if not parking than housing proportionate to existing; Proposed VC2 will allow elimination of almost all open space	12960
Aubumdale	261	MELROSE ST	MRT	TWO FAMILY	MR2	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	6250
Aubumdale	264-266	MELROSE ST	VC 2	CONDOMINIUM	MR2	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	11121
Aubumdale	267	MELROSE ST	MRT	CONDOMINIUM	MR1	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	6250
Aubumdale	268	MELROSE ST	VC 2	CONDOMINIUM	MR1	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	5970
Aubumdale	278	MELROSE ST	VC 3	SINGLE FAMILY	MR2	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	43783
Aubumdale	280-282	MELROSE ST	VC 3	THREE FAMILY	MR2	MRT	Small lot, can and should remain housing; Proposed VC2 will allow elimination of almost all open space	4638
Aubumdale	283	MELROSE ST	VC 2	MIXED USE	MR1	TBD	Turtle Lane. want to allow the approved SP to be completed	5867
Aubumdale	284	MELROSE ST	VC 2	MIXED USE	MR1	VC1	Plenty of footprint, more consistent height wise with abutting lots	
Aubumdale	286	MELROSE ST	VC 3	THREE FAMILY	BU1	VC1	Plenty of footprint, more consistent height wise with abutting lots	
Aubumdale				APARTMENT (4-8 UNITS)	BU1	VC1		
CHANGES RECOMMENDED BY WARD COUNCILOR SHADED AS HERE								



Ruthanne Fuller  
Mayor

## City of Newton, Massachusetts

Office of the Mayor

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**#278-23**

Telephone  
(617) 796-1100  
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Email  
rfuller@newtonma.gov

CITY CLERK  
NEWTON, MA. 02450

August 7, 2023

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint John Rice of 9 Selden Street, Waban 02468 as an at-large member of the Newton Historical Commission. His term of office shall expire on September 30, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**Application Form**

**Profile**

John		Rice
<small>First Name</small>	<small>Middle Initial</small>	<small>Last Name</small>

[Redacted]

Email Address

9 Selden Street	
<small>Home Address</small>	<small>Suite or Apt</small>

Waban	MA	02468
<small>City</small>	<small>State</small>	<small>Postal Code</small>

**What Ward do you live in?**

Ward 5

[Redacted]	[Redacted]
<small>Primary Phone</small>	<small>Alternate Phone</small>

Hyde Community Center	Executive Director
<small>Employer</small>	<small>Job Title</small>

**Which Boards would you like to apply for?**

Newton Historical Commission: Submitted  
 Parks and Recreation Commission: Submitted

**Interests & Experiences**

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

As a life long Newton Resident and working at a job at the Hyde Community Center that interacts with Parks, Recreation and Culture makes the Parks an Recreation Commission the ideal group for me to participate after my time on Newton City Council.

[Rice.John\\_Resume.pdf](#)

Upload a Resume

# JOHN BRIAN RICE

9 Selden Street · Newton, MA [REDACTED]

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## SUMMARY

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- A deep commitment to community service with 25 years of experience coordinating Newton community programs and services.
- 30 years of experience in the trade show industry, bringing a broad vision and consistent record of achievement in sales, marketing, business development and management to start-ups, small businesses, and international corporations.
- A dynamic team leader able to bring energy, enthusiasm, and humor to motivate team members to achieve potential and meet objectives.
- A highly effective and hands-on manager able to quickly assess needs and provide tools to resolve difficulties.
- An experienced executive ready to offer strong customer care, public relations, event management, and negotiation skills.

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## WORK EXPERIENCE

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### Newton City Council, Newton, MA

January 2010–December 2019

#### Ward 5 City Councilor

The legislative branch of Newton's municipal government composed of sixteen at-large Councilors and eight Ward Councilors.

- Programs and Services Committee, **Chairman**, 2016–2019, **Vice Chairman**, 2014-2015, **Member**, 2010-2013
- Finance Committee, **Member**, 2010-2019
- Waban, Newton Highlands, and Upper Falls Area Councils, **Ex Officio Councilor**, 2010-2019
- Zervas Elementary School Building Committee, **Member**, 2015-2017
- Angier Elementary School Building Committee, **Member**, 2013-2016
- Senior Center NEWCAL Building Committee, **Member**, 2018-2019

### Hyde Community Center, Newton, MA

September 2005–Present

#### Executive Director

A vibrant nonprofit community center, providing educational programming, entertainment, and charitable support to the Newton community.

#### Responsibilities:

- Provide leadership to foster the Hyde Center's growth and set benchmarks to ensure the successful achievement of goals
- Respond to the Community's needs, develop programs that enrich the village, and strengthen relationships within Newton Highlands and the City at large.
- Manage the Hyde Center's revenue growth and cost efficiency to ensure continued balanced budgets.
- Implement policies established by the Hyde Board of Directors and provide insight to the Board to ensure the successful operation of the Center

## JOHN BRIAN RICE

9 Selden Street · Newton, MA [REDACTED]

- Foster and maintain collaborative relationships with community organizations, businesses, and municipal entities
- Promote the Center's programs and services to attract new members to the Hyde community
- Ensure the short-term and long-term maintenance of facilities, grounds, and equipment, and supervise the building maintenance staff

### Accomplishments:

- Tripled annual revenue within four years as Executive Director
- Founded the only middle school afterschool program on the south side of Newton
- Supervised the renovation of the Hyde Playground
- Established a summer concert series that attracts a wide range of multi-generational community members
- Fundraised, designed, and managed the only dedicated bandstand in the City of Newton
- Created a community garden at the Hyde Playground
- Built and operated the first self-contained ice-skating rink on Newton park land
- Partnered with the Taipei Economic and Cultural Office in Boston to facilitate programs that foster community between Newton residents and members of the Taiwanese community
- Coordinated with Newton Parks, Recreation and Culture to organize Acres in the Falls, Funtastic Friday and Highlands Haunted House at the Hyde Center
- Collaborated with the Newton Festival of the Arts to host classical music concerts and Shakespeare in the Park
- Worked with Newton Senior Services to provide recreational programming for Newton seniors
- Coordinated with the City of Newton Election Department to facilitate local, state, and federal elections

### Trade Show News Network (TSNN)

August 2001–Present

- ❖ **Trade Show News Network-Tarsus Media Affiliate, London, UK** September 2006–Present  
*Vice President of Sales*  
An international media company with a portfolio of exhibitions, conferences, publications, and online media
- ❖ **Trade Show News Network, Newton, MA** August 2001–September 2006  
*President*  
A pioneering trade show internet company and leading online resource for the \$5 billion exhibition industry

### Responsibilities:

- Manage staff of 20 in all aspects of day-to-day operations, including accounting, financial reporting, sales, marketing, scheduling, business development, event setup, and technology
- Oversee the implementation of guidelines set by the Board of Directors through tracking benchmarks
- Administer the organization's operating budget and foster revenue growth

### Accomplishments:

- Significantly increased the content and customer base, making TSNN the Internet's fastest-growing and most dynamic business-to-business media company
- Doubled revenue for each of the five years I served as president

## JOHN BRIAN RICE

9 Selden Street · Newton, MA [REDACTED]

- Implemented new technologies that greatly enhanced employee productivity and revenue generation
- Developed marketing and public relations strategies that increased TSNN's annual audience from 1 million to 5 million
- Consultant for Italian exhibition centers to design international trade show software
- Coordinated financial and product software transition during acquisition by Tarsus Media, an international corporation

### **Trade Show Central, Wellesley, MA**

**May 1997–August 2001**

*Vice President of Business Development*

A start-up internet company, which developed content to help consumers navigate the emerging online exhibition industry.

#### Responsibilities:

- Negotiated terms and conditions of mergers and acquisitions of competing trade show companies
- Created new product lines to increase revenue, based on evaluation of an emerging and fluid online marketplace
- Built partnerships with vendors and investors

#### Accomplishments:

- Created new sources of revenue for the Internet portal division by engaging in partnerships with complementary companies which resulted in a larger purchasing audience
- Member of the senior management team that increased the company's equity base from 0 to \$22 million in 3 years

### **Vision Arts, Newton, MA**

**May 1990–December 1997**

*President*

A computer integration company that converted high resolution computer images to video for major software companies and high-end multimedia & video production houses.

#### Responsibilities:

- Hired and oversaw 30 technical subcontractors
- Managed the corporation's finances
- Supervised computer to video integration for the television industry and major corporations such as Microsoft, IBM, and Digital Equipment Corporation
- Organized large audio-visual events

#### Accomplishments:

- Pioneered innovative technology to take advantage of an emerging market
- Created a technology platform that was adopted by corporations throughout North America

### **Digital Equipment Corporation, Littleton, MA**

**June 1982–May 1990**

*Technology Innovation Specialist*

A leading vendor of computer systems and software.

- Consulted with content directors to produce educational and training films
- Organized logistics for location shoots

# JOHN BRIAN RICE

9 Selden Street · Newton, MA [REDACTED]

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## CITY OF NEWTON COMMUNITY ENGAGEMENT

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<b>Newton Highlands After-School Program</b> , <i>Founder and Executive Director</i>	2008–Present
<b>Newton PTO Council</b> , <i>Board of Directors</i>	2005–2006
<b>Oak Hill Parent Teacher Organization</b> , <i>Co-President</i>	2005–2006
<b>Newton Child Care Commission</b> , <i>Commissioner</i>	2004–2008
<b>Newton Highlands Village Day</b> , <i>Chairman</i>	1999–2012
<b>Newton Highlands Area Council</b> , <i>Elected Member</i>	2002–2009
<b>Newton Girls Soccer</b> , <i>Board Member</i>	2001–2005
<b>Brigham Community House</b> , <i>Executive Director and Board Member</i>	1997–Present
<b>Zervas Parent Teacher Organization</b> , <i>Board Member</i>	1997–2004
<b>Zervas Elementary School Spring Fair</b> , <i>Chairman</i>	1997–2004
<b>Burr Cooperative Nursery School</b> , <i>Co-President</i>	1994–1996

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## EDUCATION

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**University of Massachusetts Amherst**, Amherst, MA  
Bachelor of Science in Communications  
Cum Laude

May 1981



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

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**#279-23**

Telephone  
(617) 796-1100  
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(617) 796-1113  
TDD/TTY  
(617) 796-1089  
Email  
rfuller@newtonma.gov

CITY CLERK  
NEWTON, MA. 02459

August 7, 2023

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Doug Cornelius of 15 Lockwood Road, West Newton 02465 as an at-large member of the Newton Historical Commission. His term of office shall expire on July 31, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

**Application Form**

**Profile**

Doug Cornelius  
First Name Middle Initial Last Name

[Redacted]  
Email Address

15 Lockwood Road   
Home Address Suite or Apt

West Newton MA 02465  
City State Postal Code

**What Ward do you live in?**

Ward 3

[Redacted] [Redacted]  
Primary Phone Alternate Phone

Beacon Capital Partners, LLC Chief Compliance Officer  
Employer Job Title

**Which Boards would you like to apply for?**

Dogs Off-Leash Advisory Committee: Submitted  
Newton Historical Commission: Submitted

**Interests & Experiences**

Please tell us about yourself and why you want to serve.

**Why are you interested in serving on a board or commission?**

I have enjoyed working on the Newton Historical Commission for the past six years. For three of those years I've served as Chair. I also have a dog and am interested in improving access for our dogs while respecting those without dogs. There has been an increase in dog ownership during the pandemic so it seems a time to look at dog facilities in the city.

[Resume - Newton.docx](#)  
Upload a Resume

## Doug Cornelius

15 Lockwood Road  
West Newton MA 02465



### Professional Background

#### Beacon Capital Partners, LLC

Chief Compliance Officer

2008-present

- Oversee and develop the compliance program for a real estate private equity firm that invests in commercial properties.
- Monitor firm activities for compliance with offering documents, legal documents, and regulatory requirements.
- Conduct regular training and presentations to employees on compliance.
- Ensure compliance by the firm with the Investment Advisers Act and other applicable regulatory regimes.
- Member of the firm's investment committee, valuation committee and treasury committee to oversee compliance and risk analysis.
- Registered the firm with the Securities and Exchange Commission and successfully led the firm through an examination by the regulator.

#### Boston University School of Law

Lecturer

2020- present

- Teach "Compliance in Financial Services Companies", a 2-credit course for second and third year law students.

#### Goodwin Procter LLP

Associate / Senior Real Estate Attorney

1995 - 2008

- Represented clients investing in real estate across the country through a variety of investment vehicles.
- Supervised local counsel in addressing local law issues, zoning and permitting review.
- Structured real estate investments to limit liability, control management, limit UBIT exposure, comply with REOC requirements and limit negative tax implications.
- Represented public REITs, private investment funds, and real estate investment managers in mortgage financings, joint ventures, conventional acquisitions and portfolio acquisitions.
- Led teams of lawyers and paralegals through the diligence, negotiation and closing phases of real estate transactions.

#### Goodwin Procter LLP

Knowledge Management Attorney

2001 - 2008

## Doug Cornelius

- Responsible for developing tools and processes to identify, create and distribute knowledge for reuse, awareness and learning across the firm.
- Developed form documents through self-publication and meetings of practitioners.
- Collected and organized precedent documents.
- Developed best practices in the real estate group and other business law practice groups.

### Community Involvement

**Newton Historical Commission** Appointed to the Commission in August 2017. Elected Chair by my fellow Commissioners in 2020. Oversee the demolition delay and landmark review process for the city.

**Blue Ribbon Commission** Appointed by the Newton City Council President to serve on this commission in 2019 to review the compensation for Newton's elected officials. Co-authored the final written report.

**MassBike** Member of the Board of Directors of the state-wide bicycling advocacy non-profit. Currently serve as Chair of the board.

**JDRF** Member of the Community Board of Directors for the New England Chapter of this non-profit accelerating life-changing breakthroughs to cure, prevent and treat Type 1 Diabetes and its complications

**Pan Mass Challenge** Multi-year rider and fundraiser

**Charles River Watershed Association** Water quality sampling volunteer since 2015

**Neighborhood Club** Served on the Board of Directors of this West Newton social and tennis club. Joined the Board in 2015, serving as co-president and webmaster during my tenure.

**Peirce Extended Day Program, Inc.** Served on the Board of Directors for the after-school program from 2012 through 2019. Held the positions of Secretary, President, Vice president and Chair of the fundraising committee.

**Williams School PTO** Served on the board from 2009 to 2011, including as co-president

### Education and Certifications

**Boston University School of Law**  
Juris Doctor, *cum laude*, 1995

## Doug Cornelius

### **Brandeis University**

Bachelor of Arts, 1989

Admitted to the Massachusetts Bar

Investment Adviser Certified Compliance Professional

League Cycling Instructor certified for the League of American Bicyclists' Smart Cycling program

### **Publications**

*Compliance Building .com*

A regular publication on compliance and business ethics

<http://compliancebuilding.com>

*The US Private Equity Fund Compliance Guide, Volume III*

PEI Media (November 2015)

Chapter 8: SEC Examinations: How to Successfully Handle the Process

*The US Private Real Estate Fund Compliance Guide (2012)*

Chapter 1: SEC Registration for private real estate advisers

*The US Private Equity Fund Compliance Companion (2012)*

Chapter 9: Chief Compliance Officer Hiring and Outsourcing