



# Zoning & Planning Committee Report

## City of Newton In City Council

**Monday, September 11, 2023**

Present: Councilors Crossley (Chair), Albright, Danberg, Wright, Krintzman, Leary, Baker, and Ryan

Also Present: Councilors Malakie, Markiewicz, Humphrey, Kelley, Oliver, Lipof, Gentile, Lucas, Greenberg, Downs, and Bowman

City Staff: Barney Heath, Director of Planning; Zachary LeMel, Chief of Long Range Planning; Joseph Iadonisi, Planning Associate; John Sisson, Economic Development Director; Jaclyn Norton, Committee Clerk

For more information regarding this meeting, a video recording can be found at the following link: [Zoning and Planning Committee - September 11, 2023 - YouTube](#)

- #206-23      Discussion and possible ordinance to allow for breweries, brew pubs, and other craft beverage production**  
COUNCILOR LIPOF requesting review, discussion, and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to craft beverage production. Possible amendments would remove prohibition on bottling alcoholic beverages and propose opportunities for other craft beverage production and accessory retail.
- Action:**      **Zoning & Planning Approved 7-1 (Councilor Baker Opposed); Public Hearing Closed**

**Note:**      Joseph Iadonisi outlined that the current zoning prohibits bottling works while allowing restaurants that serve alcohol, bars, and liquor stores to operate. The attached presentation states the social benefits and economic opportunities that enabling breweries would promote. This draft ordinance has a distinction between off-premise and on-premise consumption. Both are permitted by right in manufacturing and limited manufacturing zones, under 10,000 sf in BU1-5 and MU1-4. Establishments over 10,000 sf in BU1 through BU5, and MU1 and MU2 districts must obtain a special permit. Establishments having off-premise consumption must provide 1 parking space per 500 sf plus 1 for every 4 employees. Establishments having on-premise consumption must provide 1 space per 5 patron seats, excluding outdoor/sidewalk seats.

Kelley Brown, Chair of the Planning & Development Board, asked why establishments over 10,000 sf were not permitted in MU3 or MU4. Zachary LeMel stated that the original idea had been to promote smaller establishments within village centers. A Councilor also asked about the number of alcohol licenses available within Newton. John Sisson noted that 17 retail licenses remain available at this time, and outlined the different types of alcohol licenses. Planning staff noted that they would need to do more research on limits that exist for the farmer-brewer license. A Councilor raised concern about requiring on-site parking for this new use, when the policy direction has generally been toward using shared parking in business districts for ground floor active uses. Several committee members agreed.

The public hearing was opened, but no one came forward to speak. The committee voted 8-0 on a motion to close the public hearing by Councilor Danberg. The Planning and Development Board unanimously voted to close the public hearing.

Committee members voted 7-1 (Councilor Baker Opposed) on a motion to remove the parking requirement and approve the item from Councilor Ryan.

**#277-23      Appointment of Peter Leis to the Newton Historical Commission**

HER HONOR THE MAYOR appointing Peter Leis, 350 Cabot Street, Newtonville as an alternate member of the Newton Historical Commission for a term of office set to expire on April 19, 2025. (60 Days: 10/13/2023)

**Action:**      Zoning & Planning Approved 7-0-1 (Councilor Ryan Abstaining)

**Note:**          Peter Leis joined the Committee and spoke regarding his interest in historic architecture and his experience on historic preservation advisory groups. A Councilor asked a question regarding ways to incentivize adaptive reuse of an existing building. Mr. Leis responded that he sees adaptive reuse as normally preferable to tearing down an existing structure, but when to renovate versus rebuild needs to be considered on a case by case basis. Committee members expressed gratitude for Mr. Leis' service and voted 7-0-1 (Councilor Ryan Abstaining) on a motion to approve from Councilor Albright.

**#290-23      Appointment of Richard Alfred to the Auburndale Historic District Commission**

HER HONOR THE MAYOR appointing Richard Alfred, 73 Grove Street, Auburndale as a full member of the Auburndale Historic District Commission for a term of office set to expire on September 18, 2026. (60 Days: 11/04/2023)

**Action:**      Zoning & Planning Approved 8-0

**Note:**          Richard Alfred joined the Committee and spoke about his prior experience serving on the Auburndale Historic District Commission. He had stepped down to an alternate member during his career as an attorney and has become more active on the Commission since retiring. Multiple Councilors expressed support for his appointment and the Committee voted 8-0 on a motion to approve from Councilor Krintzman.

**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)

**Action:** Zoning & Planning Held 7-0 Councilor Baker Not Voting

**Note:** The Chair noted that the committee will be continuing its review of the proposed amendments to the Village Center Overlay District (VCOD) maps for the remaining three village centers. The results of these straw votes will be incorporated into Version 3.0 of the VCOD by the end of the following day (9/12/23) to go along with renoticing the hearing. On September 26<sup>th</sup> the Zoning & Planning Committee will reopen the public hearing on this item.

Version 3 draft text and maps can be found [here](#).

**Auburndale**

Several proposed amendments such as adding to the MRT district and upzoning several districts, as indicated on the maps were not moved by councilors so taken off the table.

Councilor Markiewicz proposed changing 21 and 27-29 Melrose Ave, and 264-266 and 268 Melrose St from VC2 to MRT as these are small lots that currently have multi-family development at 2.5 stories. Multiple Councilors expressed support for the proposed change stating that it would protect the current use on these lots. Councilor Gentile proposed removing these parcels from the VCOD, but several councilors agreed that the MRT zone was most appropriate.

Motion to change 21 and 27-29 Melrose Ave, and 264-266 and 268 Melrose St from VC2 to MRT.

Approved 8-0

Councilor Markiewicz proposed changing 278, 280-282 and 284 Melrose St from VC3 to MRT to preserve the existing development on these sites. He also stated that this proposal would alleviate concerns about these lots being combined to facilitate a larger development. Multiple Councilors stated that redevelopment on these lots is unlikely due to recent development on them and that this zoning is looking towards the future.

Motion to change 278, 280-282 and 284 Melrose St from VC3 to MRT.

Approved 8-0

Councilor Markiewicz originally proposed changing 286 Melrose from VC3 to VC1 and 372-349 Auburn from VC3 to VC2. In a previous meeting the Committee voted to remove the VC1 district. Councilor Krintzman proposed amending Councilor Markiewicz original proposal to change 286 Melrose St from VC3 to MRT and 372-349 Auburn St from VC3 to VC2. This would preserve the existing structure on 286 Melrose while accounting for the depth of the building only allowing 3.5 stories within 50' of the lot line to a residential /MRT district.

Motion to change 286 Melrose St from VC3 to MRT and 372-349 Auburn St from VC3 to VC2.

Approved 4-2-2 (Councilors Leary and Ryan Opposed) (Councilors Crossley and Danberg Abstaining)

Councilor Markiewicz proposed the following two amendments to reduce the scale of development within this village center and noted concerns with current Commuter Rail service at this station. Another Councilor also expressed concern regarding the height of potential development if these parcels stayed VC3. Multiple Councilors opposed the proposed amendments stating that this village center can handle VC3 development directly across from the commuter rail, and that planned station upgrades seeking funding are contingent on this zoning.

Motion to change 451-453 Lexington St, and 319, 309-315, and 305-307 Auburn St from VC3 to VC2.

Failed 2-6 (Councilors Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Motion to change 450 Lexington St and 271-283 and 287-289 Auburn St from VC3 to VC2.

Failed 2-6 (Councilors Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

### **Newton Corner**

A number of amendments shown on the maps were not considered as no Councilor moved the amendment. As with other villages, there is no proposed expansion of the MRT zone at this time. Councilor Wright withdrew her amendment to change 276 Church St (YMCA) from VC3 to VC2.

Councilor Leary proposed changing 26-28, 40-42, 12-20, 24, 38, 46, and 32 Richardson St from VC2 to MRT. Another Councilor agreed with the proposal stating that these lots are primarily existing multi-family homes, the lots are small, and MRT would promote the continued use of these buildings.

Motion to change 26-28, 40-42, 12-20, 24, 38, 46, and 32 Richardson St from VC2 to MRT.

Approved 8-0

Councilor Baker moved changing 321, 315-317 and 327 Tremont St and 54 Park St from VC2 to MRT due to these lots having existing one and two-family homes transitioning from the neighborhoods.

Motion to change 321, 315-317 and 327 Tremont St and 54 Park St from VC2 to MRT.

Approved 7-1 (Councilor Albright Opposed)

Councilor Baker moved changing 178-180, 172, and 184 Washington St and 12-14 Park St from VC2 to MRT as these lots are primarily two-family homes. Multiple Councilors expressed concern with changing these lots to MRT, given their location.

Motion to change 178-180, 172, and 184 Washington St and 12-14 Park St from VC2 to MRT.

Failed 2-3-3 (Councilors Albright, Crossley, and Danberg Opposed) (Councilors Leary, Krintzman, and Ryan Abstaining)

Councilor Leary proposed changing 9-11, 15-17, 23-25, and 29-31 Elmwood from VC2 to MRT due to their being smaller properties.

Motion to change 9-11, 15-17, 23-25, and 29-31 Elmwood from VC2 to MRT.

Approved 8-0

Councilor Leary proposed adding 185 Charlesbank Rd and 227 Washington St to the VCOD as VC2.

Motion to add these lots to the VCOD as VC2

Approved 5-3 (Councilors Baker, Wright, and Ryan Opposed)

Councilor Leary moved changing 12-14 Avon Pl, Avon Pl parking lot, and Thornton St parking lot from VC3 to VC2.

Approved 8-0.

Councilor Leary proposed the following two changes due to these parcels being two-family homes on small lots, and needing to transition to the neighborhoods from VC3.

Motion to change 42 and 44 Thornton St from VC3 to VC2.

Approved 8-0

Motion to change 30 and 34 Channing St, and 25-27 and 21-23 Peabody St from VC3 to VC2.

Approved 8-0

Councilor Leary proposed changing 31 Channing St from VC3 to VC2 to provide a stepdown from VC3 to the residential neighborhood.

Motion to change 31 Channing St from VC3 to VC2.

Approved 8-0

Councilor Wright proposed changing 28 Hovey St from VC3 to VC2 to provide a stepdown to the residential neighborhood.

Motion to change 28 Hovey St from VC3 to VC2.

Failed 3-5 (Councilors Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Councilor Wright proposed the following four changes.

Motion to change 341-349, 337, 355, 303-321, 361-363, 399-403, 323-333, 371, 405-409, and 351 Washington St and 283-291 Centre St from VC3 to VC2.

Failed 2-6 (Councilors Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Motion to change 270-276, 259, 261-275, 249, 280-292 Centre St, and 69 and 65 Jefferson St from VC3 to VC2.

Failed 2-6 (Councilors Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Motion to change 427-443 and 447 Centre St from VC3 to VC2.

Failed 2-6 (Councilors Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Motion to change 400 and 430 Centre St from VC3 to VC2.

Failed 2-6 (Councilors Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

### **Nonantum**

Councilor Leary proposed adding 460, 468-470, 462 and 472-474 Watertown St, 18 and 17-19 Barrieau Ct, and 358-360 and 352 Nevada St to the VCOD as MRT to provide a stepdown from VC2 to the residential neighborhood.

Motion to add 460, 468-470, 462 and 472-474 Watertown St, 18 and 17-19 Barrieau Ct, and 358-360 and 352 Nevada St to the VCOD as MRT.

Approved 5-1-1 (Councilor Wright Opposed) (Councilor Krintzman Abstaining)  
(Councilor Baker Not Voting)

Councilor Leary proposed adding 290 Washington Street to the VCOD, to incentivize smaller units at this site.

Motion to add 290 Watertown St to VCOD as MRT.

Approved 7-0 (Councilor Baker Not Voting)

Councilor Leary proposed changing 441, 425-433, 423, and 451 Watertown St from VC2 to VC3 to provide additional opportunities for future development at the site of car dealerships which are adjacent to the manufacturing district to the north. Multiple Councilors expressed concern with VC3 level density in the Nonantum village center, given less access to public transit.

Motion to change 441, 425-433, 423, and 451 Watertown St from VC2 to VC3. (Leary)  
Approved 4-3 (Councilors Crossley, Krintzman, and Wright Opposed) (Councilor Baker  
Not Voting)

Map amendments proposing to change numerous parcels from VC2 to VC3 were withdrawn.

Councilors voted 7-0 (Councilor Baker Not Voting) on a motion to hold from Councilor  
Krintzman.

**#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)

**Action:**          **Zoning & Planning Held 7-0 (Councilor Baker Not Voting)**

**Note:**          This item was discussed concurrently with item #38-22. A written report can be  
found with item #38-22.

The meeting adjourned at 10:28 pm.

**Respectfully Submitted,**

**Deborah J. Crossley, Chair**

# Craft Beverage Establishment Zoning Use Proposal

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CITY OF NEWTON DEPARTMENT OF PLANNING AND DEVELOPMENT



## Agenda

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- Purpose of Proposal
  - Current Zoning Issue
  - Comparison to Other Communities
  - Examples
  - Proposed Change
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# Introduction

## Current Zoning

- Newton's Zoning Ordinance is permissive
- Only reference to beverages in the ordinance is Ch. 30 Section 6.5.4. Bottling Works (except alcoholic beverages)
- Restaurants, bars, and liquor stores are allowed to operate

## Potential Benefits

- More uses could mean less vacant retail and manufacturing space
- Increased employment and traffic to adjacent benefits
- Increased tax revenue
- More inviting spaces for gathering, hosting meetings, clubs, and activities
- Foster a sense of community through charitable and social activities

# Metro Boston Alcohol Production: Zoning and Resulting Establishments



**Key**

● Allowed ● Allowed by SP ● Not Addressed

★ Brewery

★ Distillery

★ Winery

★ Cidery

# Proposed Use Definition and Standards

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## Definition

- Any properly licensed establishment licensed under M.G.L. Chapter 138 that produces and/or containerizes alcoholic or alcoholic and non-alcoholic beverages for consumption on and/or off premises. This includes but is not limited to breweries, microbreweries, brew pubs, distilleries, wineries, meaderies, cideries, and tap rooms.

## Standards for Allowed Uses:

- **Craft Beverage Establishments: Off-Premise Consumption.** Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for off-site consumption by retail sale and wholesale. These establishments must occupy a building or portion of a building that has a floor area of no less than 10,000 square feet except in Manufacturing and Limited Manufacturing districts
- **Craft Beverage Establishments: On-Premise Consumption Only.** Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for on-premise consumption. Retail sale or wholesale of closed containers for off-premise consumption is also allowed. These establishments must occupy a building or portion of a building that has a floor area of no more than 10,000 square feet except in Manufacturing and Limited Manufacturing districts.
- In all districts, outdoor sidewalk seats are permitted under revised Ordinances Chapter 12, Section 12-70.

# Districts and Parking

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## Districts

- Craft Beverage Establishment: Off-Premise Consumption or On-Premise Consumption
  - Limited (Up to 10,000 Square Feet) and Special Permit (Over 10,000 Square Feet) in Business Use 1-5 and Mixed Use 1-4
  - Permitted in Manufacturing and Limited Manufacturing
  - Potentially: Limited (Up to 10,000 Square Feet) in VC2-3

## Parking

- Craft Beverage Establishment: Off-Premise Consumption
  - 1 per every 500 sf plus 1 per every 4 employees
- Craft Beverage Establishment: On-Premise Consumption
  - 1 per every 5 patron seats excluding outdoor/sidewalk seats



Ruthanne Fuller  
Mayor

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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

STREET NUMBER	STREET NAME	SUBMITTOR	PROPOSED AMENDMENT
<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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**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

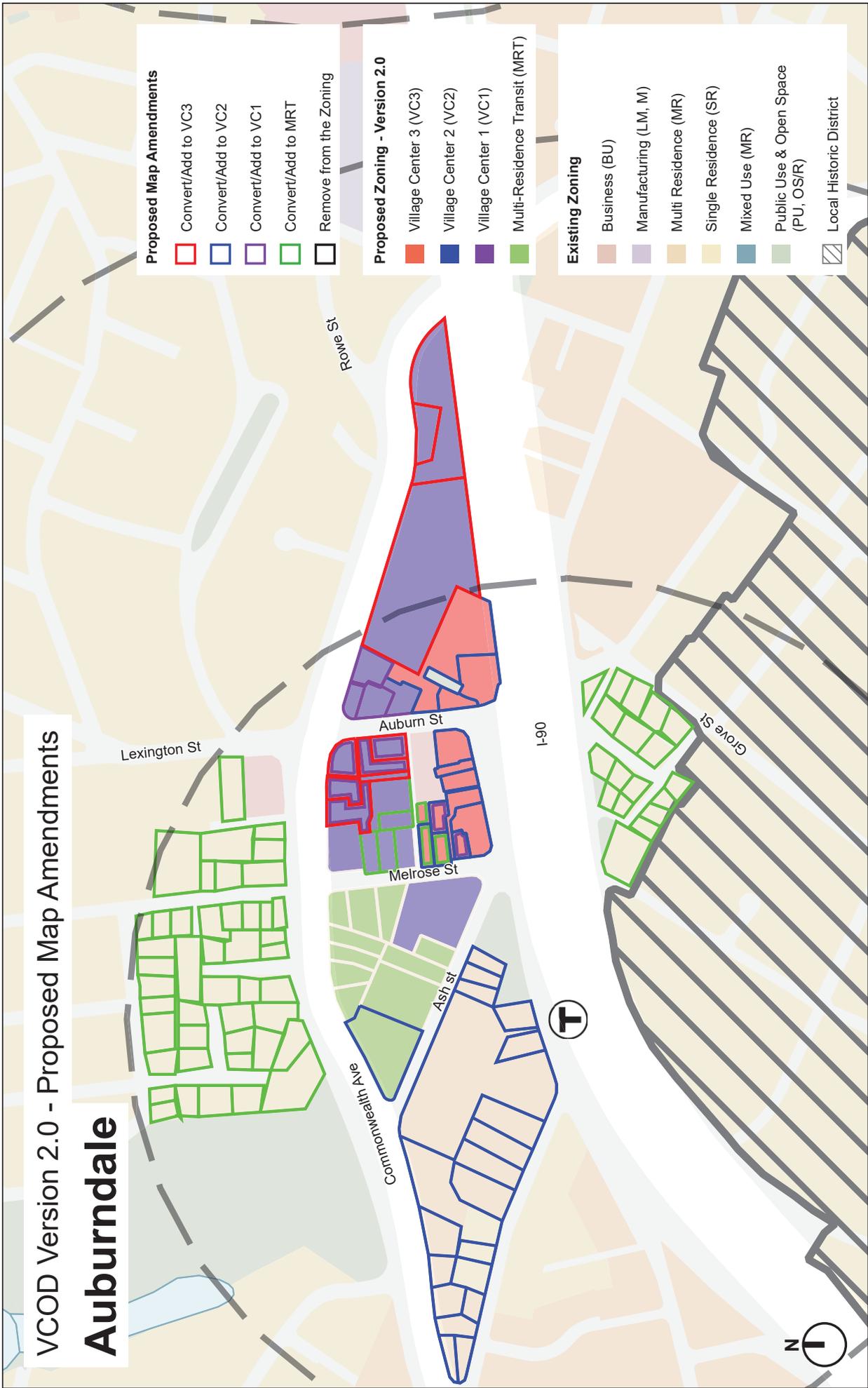
VCOD Zoning Map Amendments (Compiled)  
**Village Center Zoning**

<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); VCOD should include areas around Woodland, Chestnut Hill, Elliot and BC T stops
Chestnut Hill, Eliot, Boston College		Resident	Add West Newton hill and Chestnut Hill to VCOD
West Newton Hill, 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			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



**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**

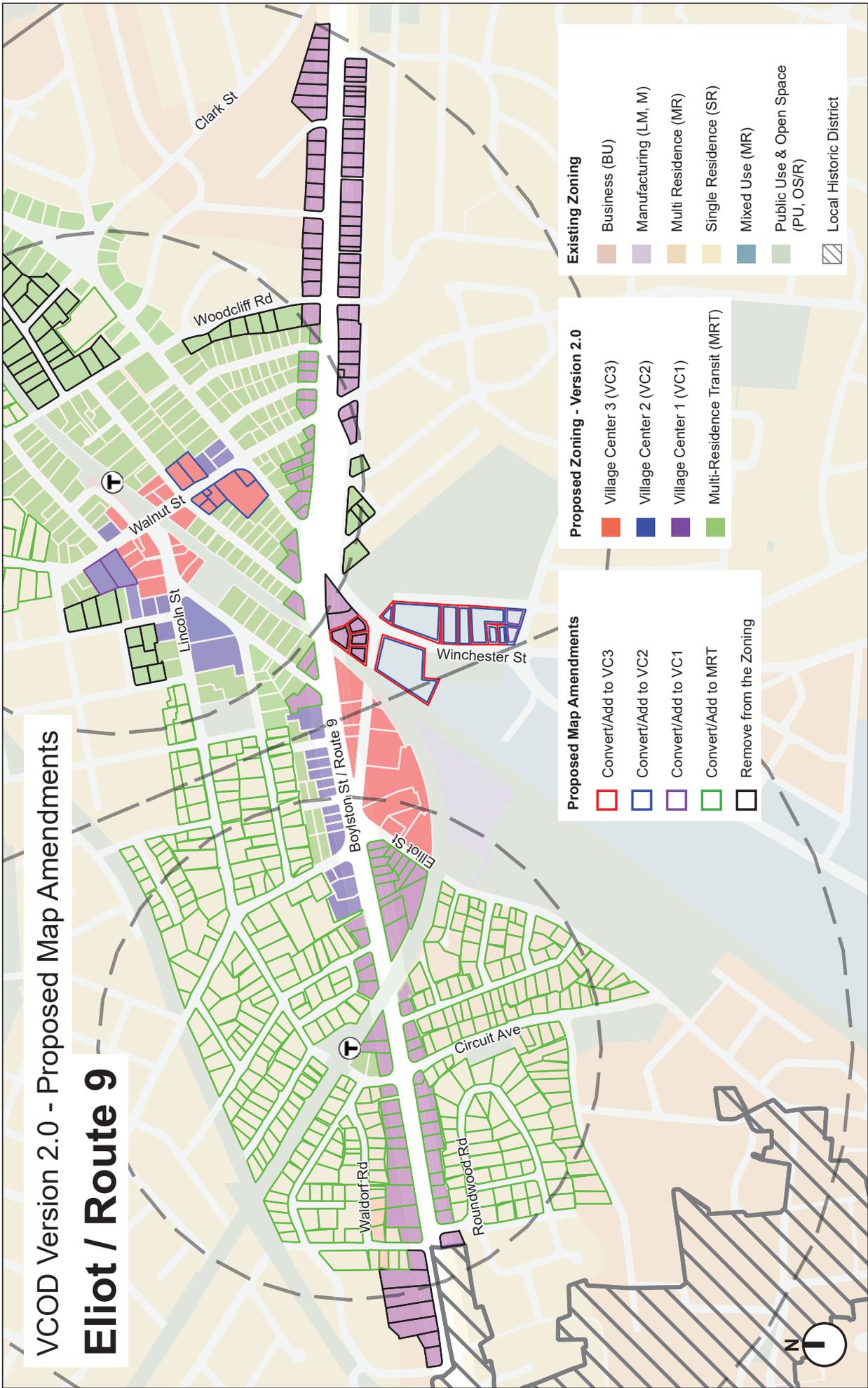
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

**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

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**

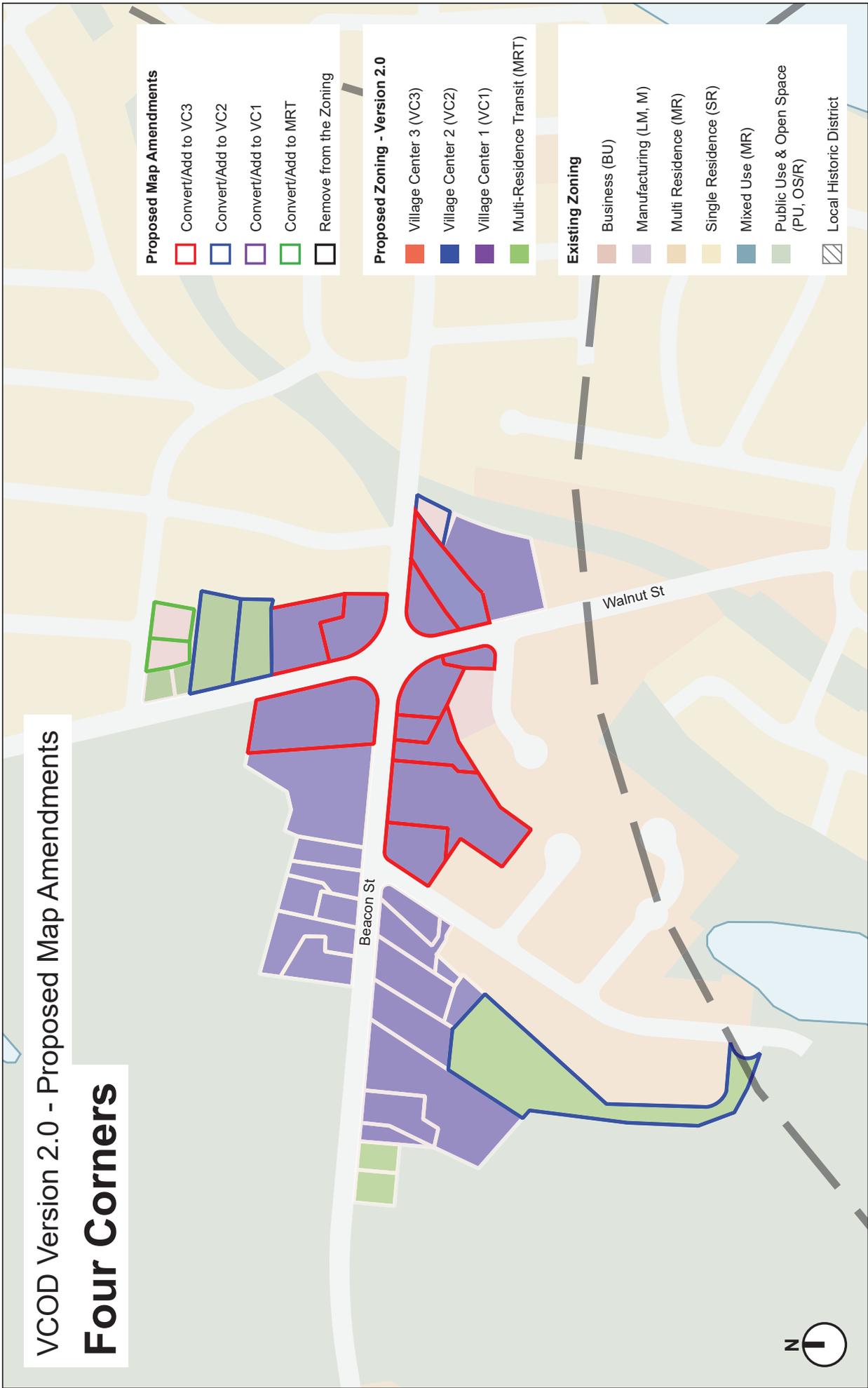
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

**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)

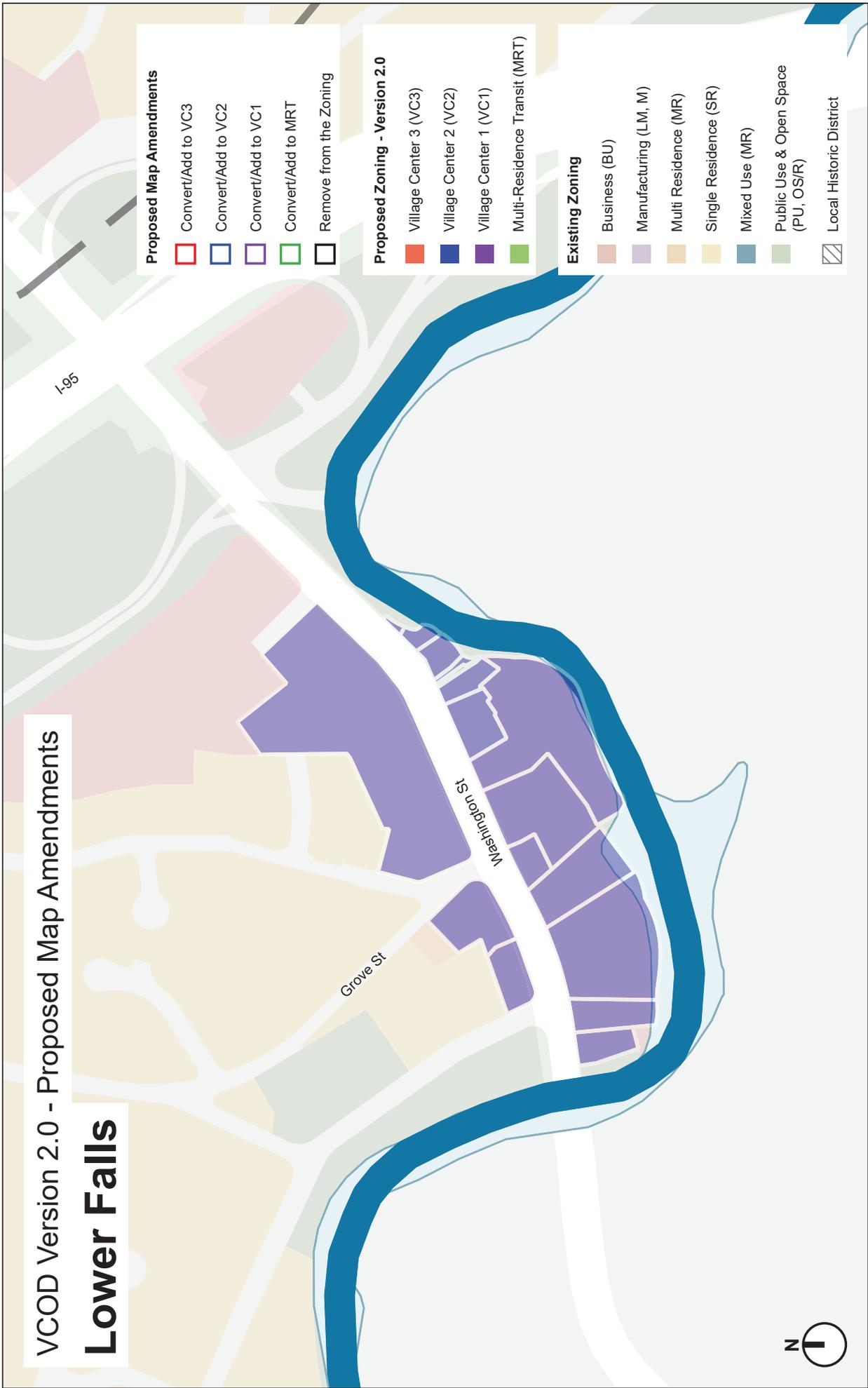
**Existing Zoning**

- 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**



- 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 Centre**

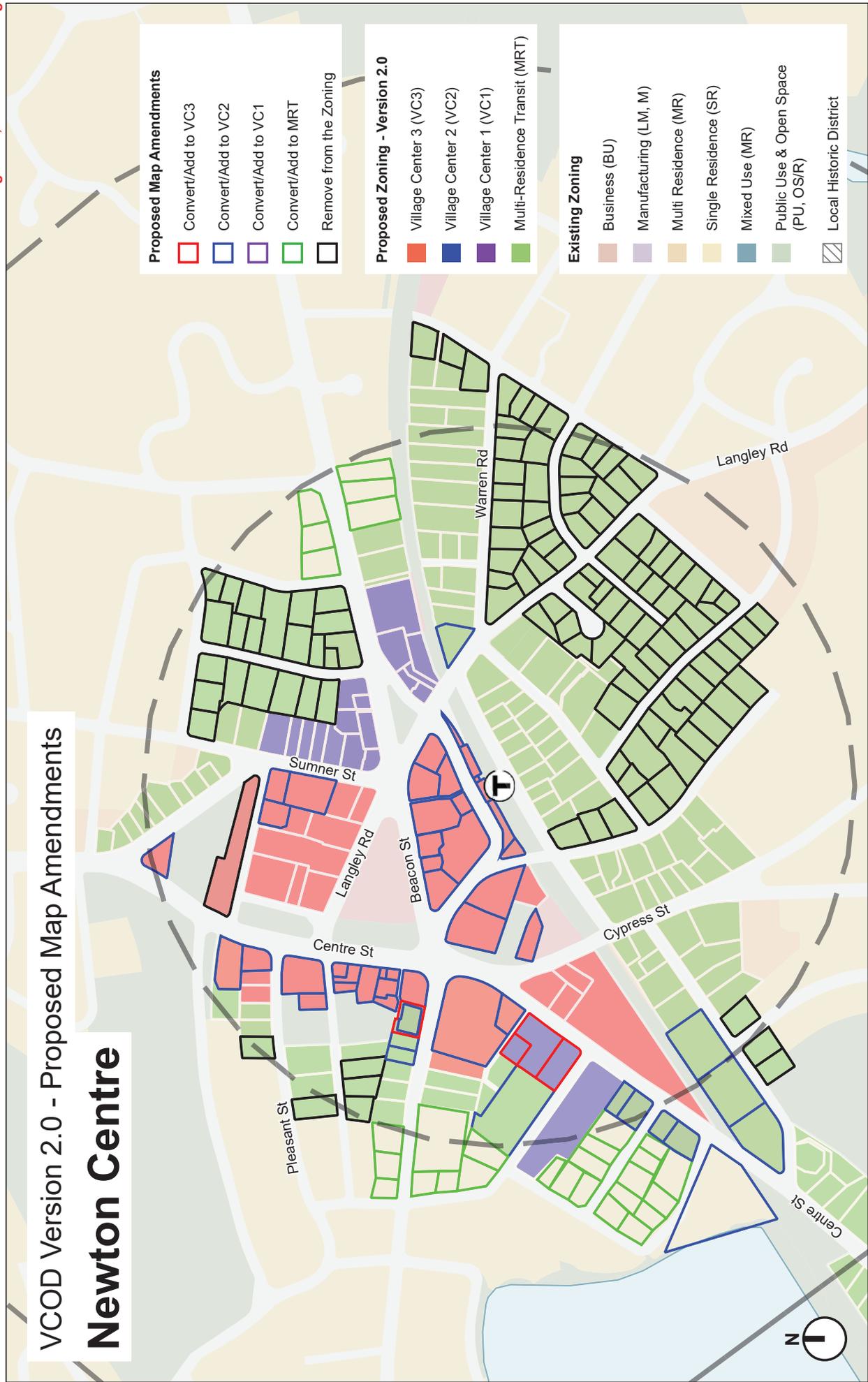
Proposed Map Amendments	
	Convert/Add to VC3
	Convert/Add to VC2
	Convert/Add to VC1
	Convert/Add to MRT
	Remove from the Zoning

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

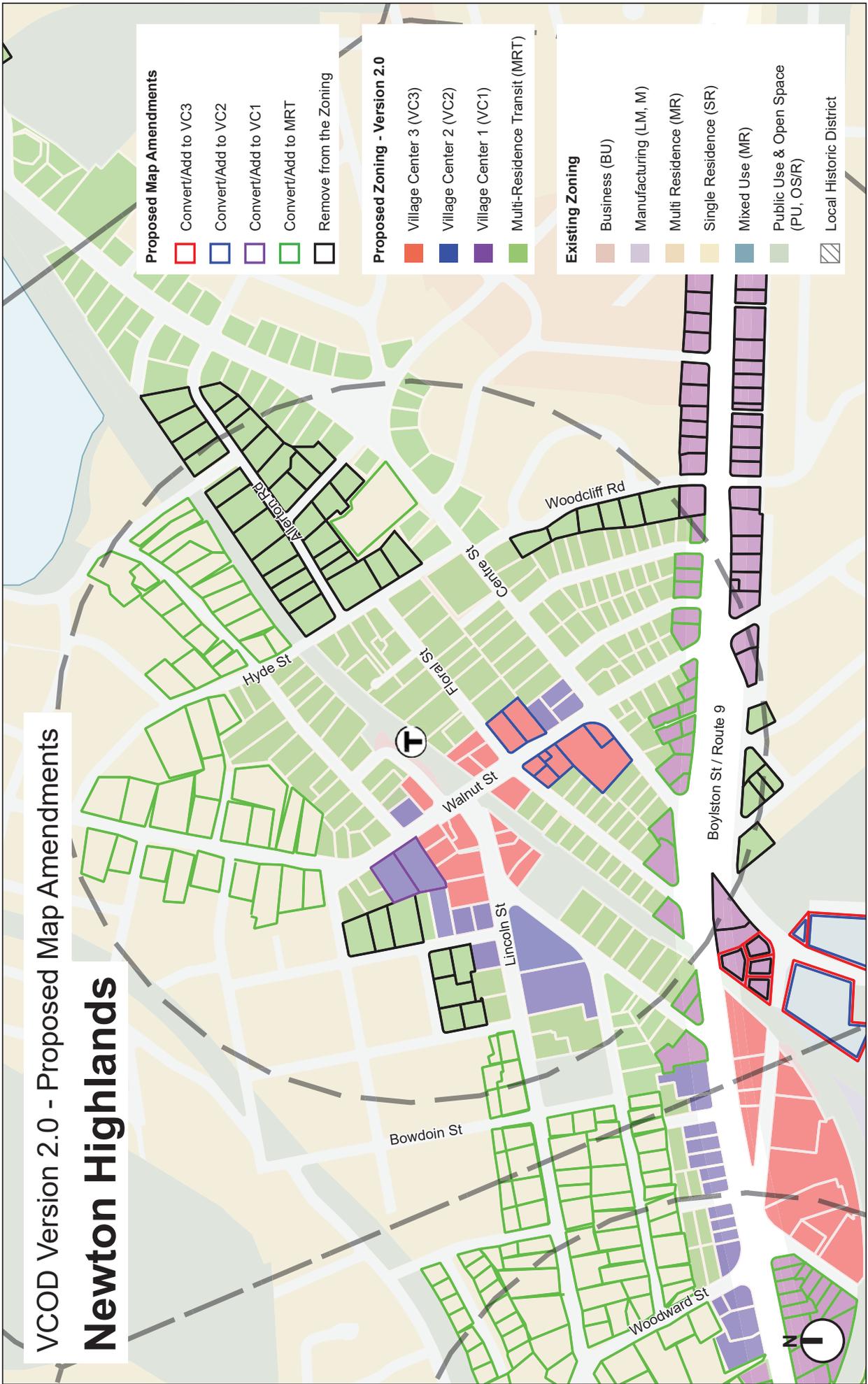
- Proposed Zoning - Version 2.0**
- Village Center 3 (VC3)
  - Village Center 2 (VC2)
  - Village Center 1 (VC1)
  - Multi-Residence Transit (MRT)

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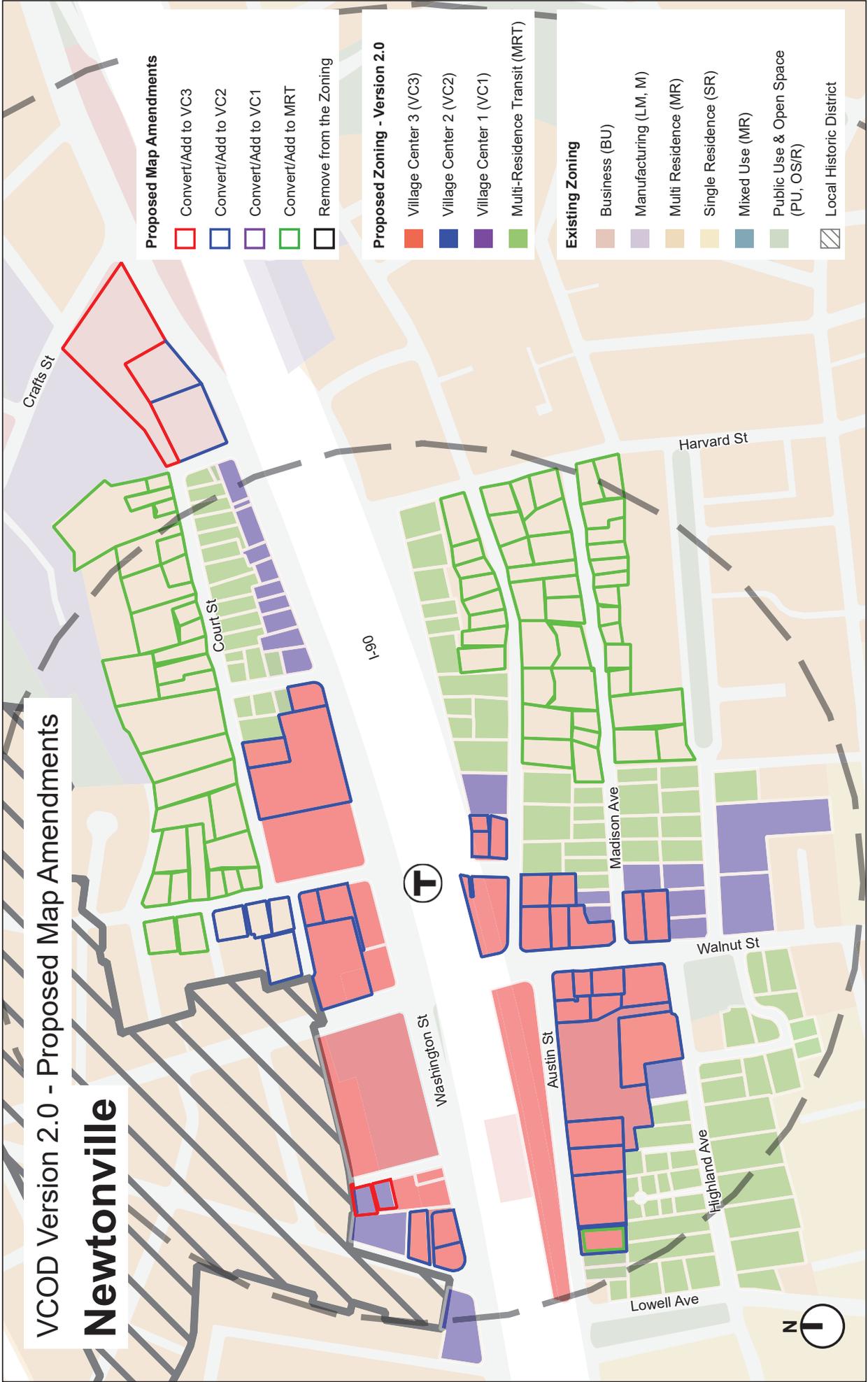
VCOD Version 2.0 - Proposed Map Amendments  
**Newton Highlands**



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

## 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**

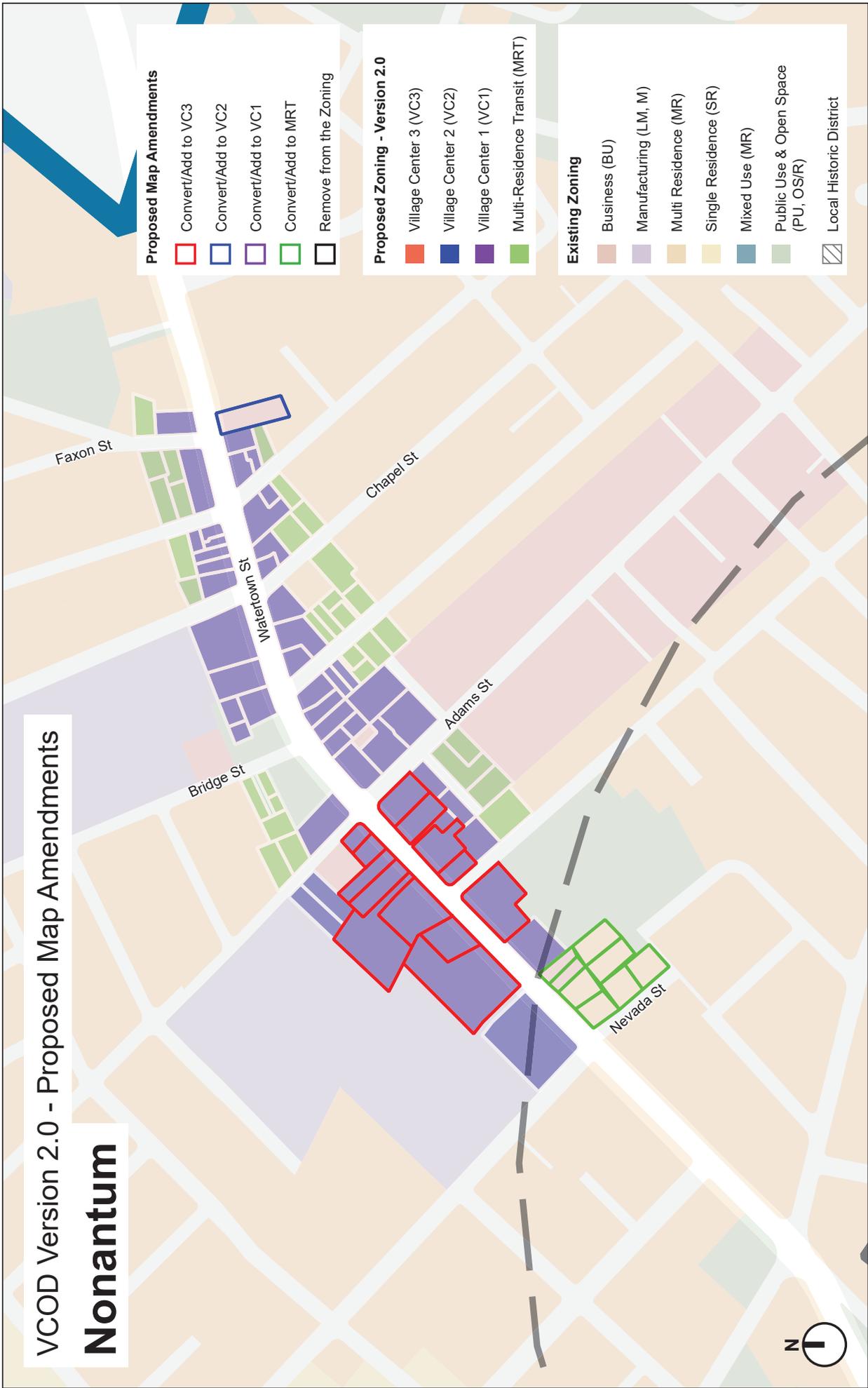
- Business (BU)
- Manufacturing (LM, M)
- Multi Residence (MR)
- Single Residence (SR)
- Mixed Use (MR)
- Public Use & Open Space (PU, OS/R)
- Local Historic District



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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)

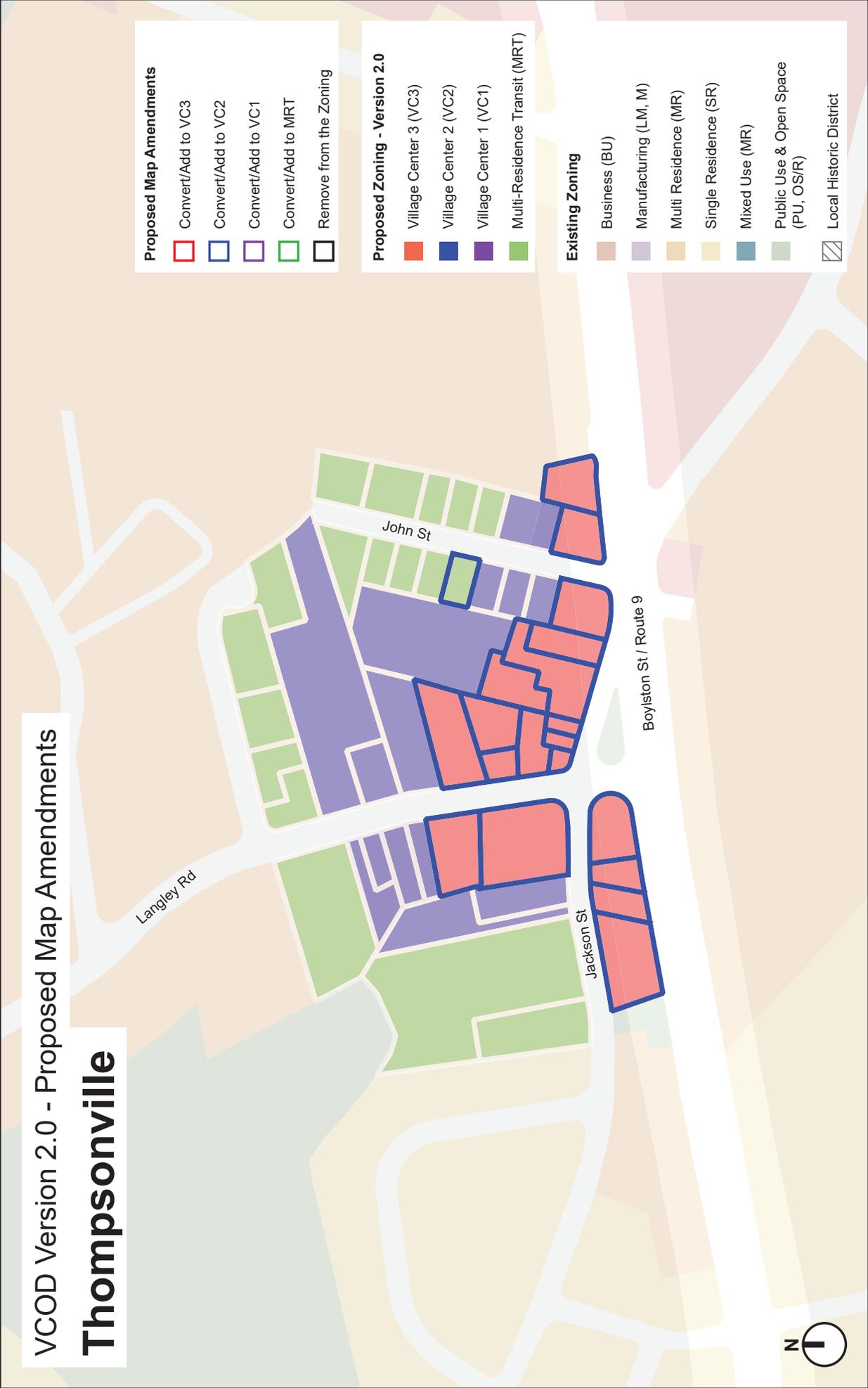
**Existing Zoning**

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

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

## 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**

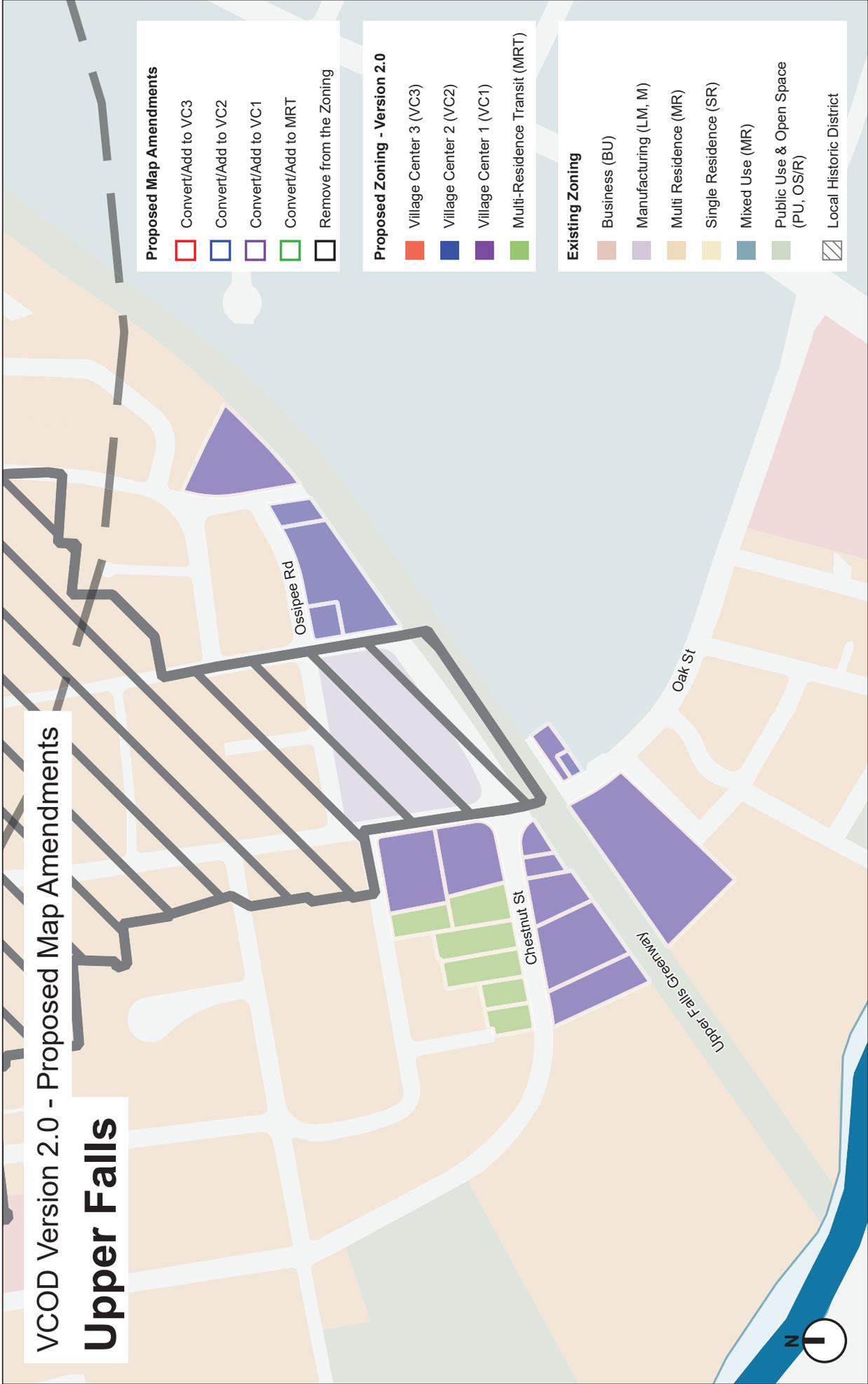
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)

**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

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

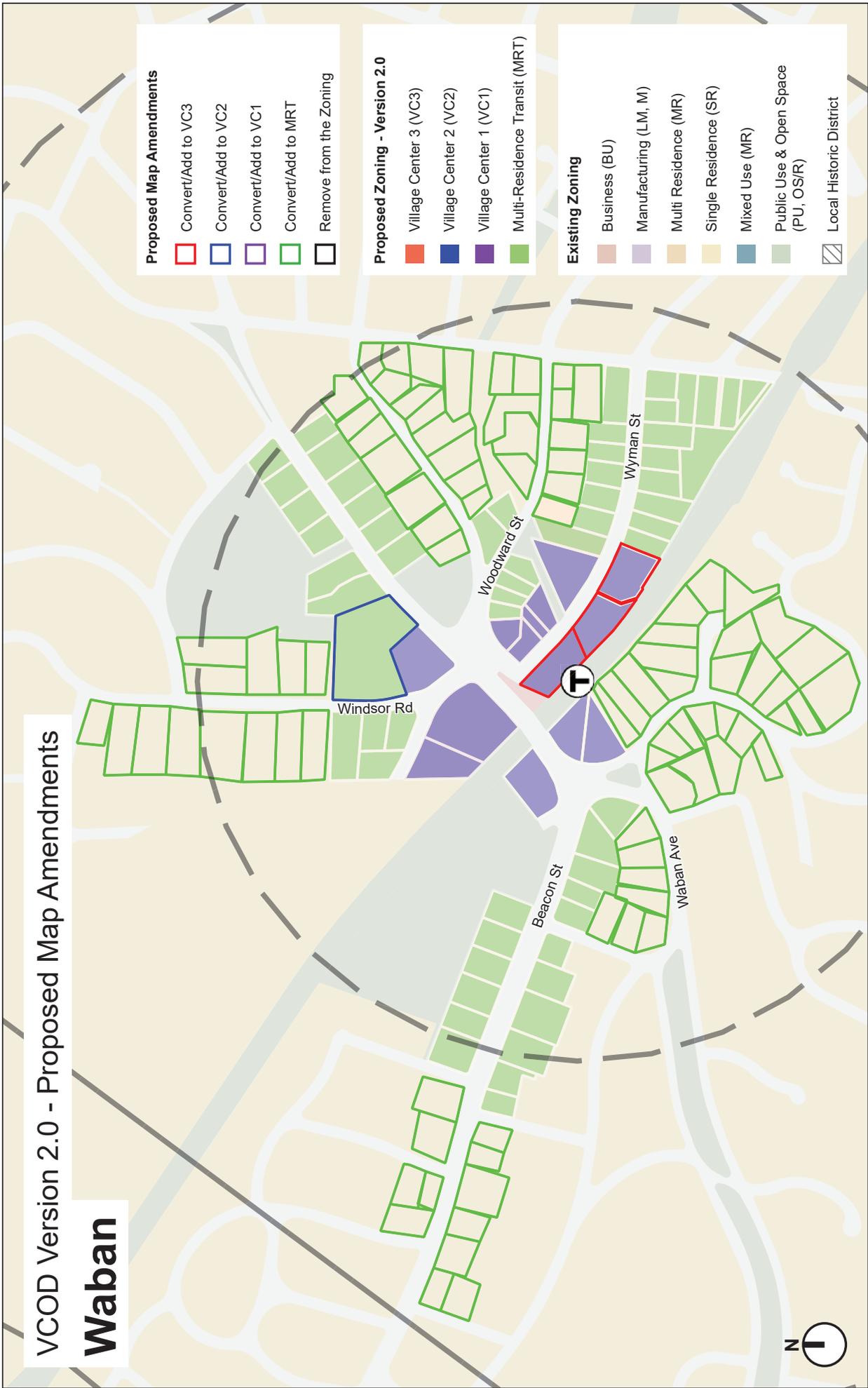
# VCOD Version 2.0 - Proposed Map Amendments Upper Falls



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

## 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)

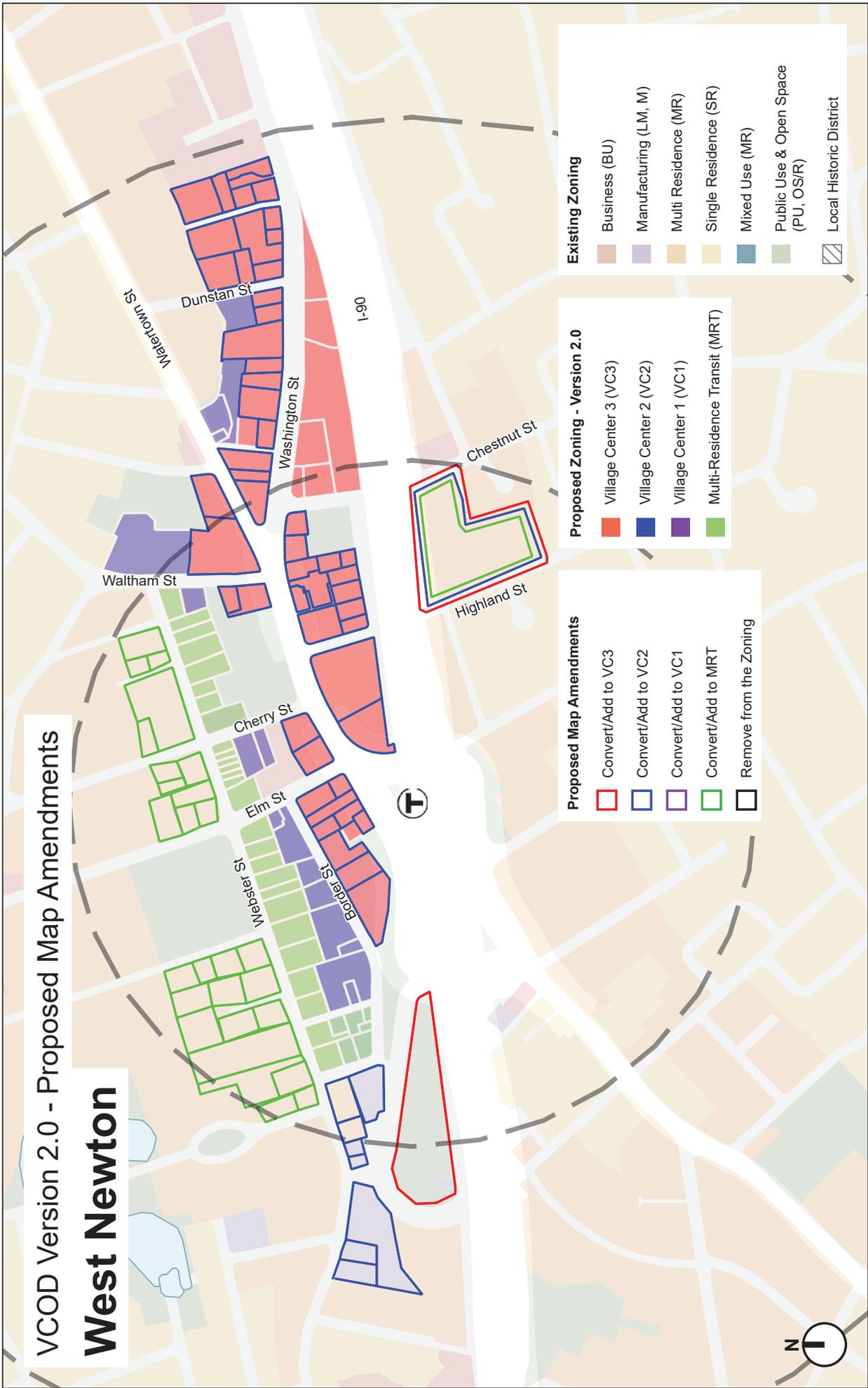
**Existing Zoning**

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



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 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

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