



Date: October 20, 2023
To: Zoning & Planning Committee
From: Councilor John Oliver
Re: Proposed Amendments to VCOD

I have a proposed Amendment to the v3.0 proposed VCOD re-zoning:

Postpone any proposed rezoning of Nonantum until the City can develop a plan - in partnership with the Nonantum residents and business owners - that will:

- Address resident and business-owner preferences to protect our existing Nonantum businesses.
- Moderate the resulting density (or resulting capacity of development) alongside all village centers across Newton.
- Focus on shifting revised re-zoning efforts in Nonantum to MAN zoned lots (their current zoning). The attached map provides ‘inspiration’ to this idea.

I offer the following rationale for this amendment:

1. Nonantum is already among the densest Villages in Newton and this plan exacerbates that difference.
2. Nonantum has NO MBTA train or commuter rail service.
3. Nonantum does not contribute any capacity required to satisfy our MBTA Act compliance.
4. The current proposal offers NO provisions to the existing businesses to ‘improve or protect’ them.
5. The residents in and around Nonantum do not support this proposal.
6. The vast majority of the business owners in Nonantum do not support this proposal.



o MRT is Fine
o Replace VC2 in Blue with labeled "VC2"