City Council

2022-2023

City of Newton

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:

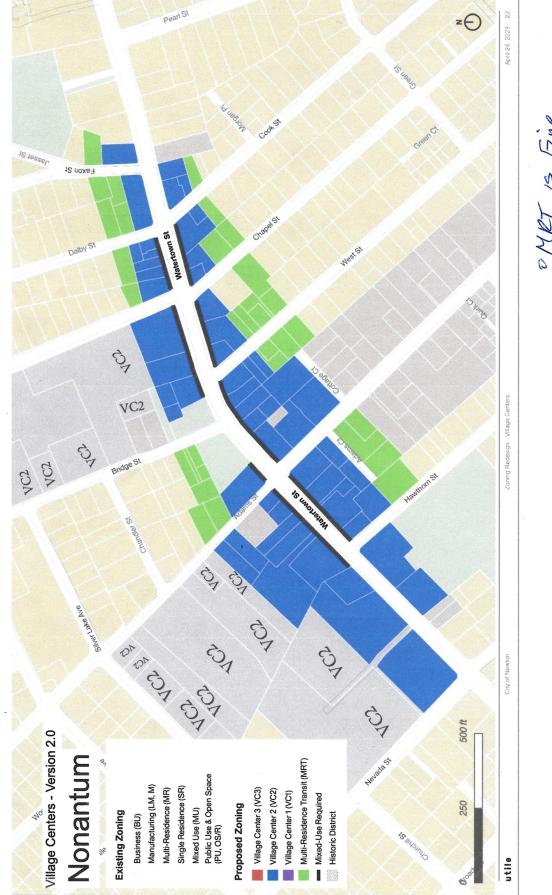
Postpone any proposed rezoning of Nonantum until the City can develop a plan - in partnership with the Nonantum residents and business owners - that will:

- 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 <u>existing</u> 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.





° MPT is Fine ° Replace VC2 in Blue with labeled "VC2"