



Memorandum

To: Barney S. Heath, Director of Planning and Development
Jennifer Caira, Deputy Director
Zachary LeMel, Chief of Long Range Planning

From: Councilor Pam Wright

CC: City Council

Re: VCOD 3.0 Amendments for ZAP

Date: 10/20/23

Amendments to VCOD 3.0

1. Remove the following villages from the vote this year and only use the villages that are part of the MBTA Communities act calculations.
 - Auburndale
 - Nonantum
 - Newton Corner
 - Newton Lower Falls
 - Newton Upper Falls
 - Four Corners
 - Thompsonville
2. If #1 doesn't pass, then the following list of VC3 lots reduced to VC2
 - Nonantum: all VC3 and no upzoning/VCOD on Watertown St from Adams st East
 - Auburndale: all VC3 on Auburn St except 271, 450
 - Newton Corner: all VC3 on Washington St from Jackson St to Bacon St; All VC3 on Centre st except 427, 447, 430, 400
3. Add 0.5 parking minimum per residential unit in VC zones.
4. Add 1.0 parking minimum per residential unit in MRT zone.
5. Reduce the following lots from VC2 or VC3 to MRT. These are residential use lots (typically one or two families) in residential districts now surrounded by other residential lots. They are upzoned to VC. Abutting VC lots with allows up to a possible 6 story tall building (with bonus) at 82' on the property line where now only a 36', 2.5 story building with setbacks can be built. Per the previous versions of the VCOD, the underlying zoning (residential – MR or SR) was used to determine neighboring lot setbacks (i.e 20' from lot line and only 3.5 stories within 50'). Version 3.0 stripped these lots of the setbacks by not

allowing their underlying residential zoning status and therefore, tall VC buildings can be built on their lot lines with NO setbacks. The list includes some homes that are used for multiple units that are in a 2 family sized home. The list does not include multi family buildings that are 2 stories which have a much bigger footprint. The list does not include religious buildings that may be using a 2 family home as residential.

- 200 Sumner St
- 196 Sumner St
- 192 Sumner St
- 190 Sumner St
- 853 Beacon St
- 445 Washington St
- 449 Washington St
- 12 Park St
- 28 Park St
- 36 Park St
- 27 Melrose
- 10 John St
- 14 John St
- 18 John St
- 22 John St
- 37 Jackson St
- 39 Jackson St
- 1141 Walnut St
- 1629 Centre St
- 1623 Centre St
- 9 West St
- 162 Lowell Ave
- 103 Madison Ave
- 100 Madison
- 105 Washington Park
- 1147 Beacon St
- 1143 Beacon St
- 1139 Beacon St
- 1137 Beacon St
- 1133 Beacon St
- 1129 Beacon St

6. Reduce the following lots from VC3 to VC2 – mostly in the core of the village centers or directly abutting small residential lots. This list is different from my previous list.
- West Newton: 1391, 1385, 1381, 1357, 1345, 1362, 1314, 1298, 1296, 1286, 1274, 1253, 1239, 1235, 1229, 1221, 1213, 1211, 1203, 1199, 1197, 1191
Washington St; 1 Chestnut St Rear; 989, 979, 978 Watertown St; 12 Davis Ct, 527, 521 Waltham St; 8 Border St

- Newtonville: 60, 46, 40, 12 Austin St; 303, 305, 309, 308, 304, 456 Walnut St; 150, 162 Lowell Ave; 911, 899 Washington St
- Newton Highlands: all VC3 to VC2
- Newton Centre: 17, 21 Pleasant St; 1301 and next to 18-20 Ripley Ter; north side of Herrick and Union St;