



## 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 Amendments

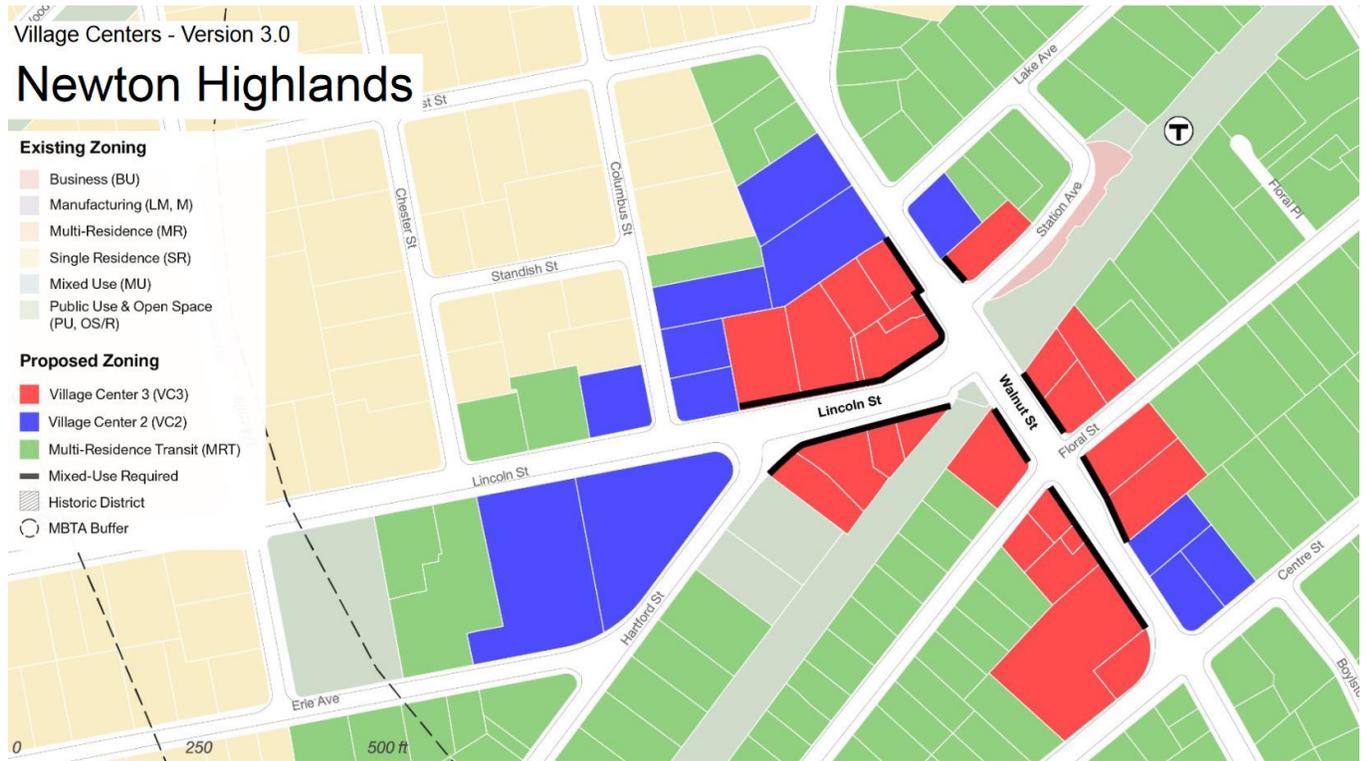
**Date:** November 3, 2023

1. In an effort to distinguish Newton's compliance with state law from any additional re-zoning efforts, motion to sever the villages that do not contribute to Newton's compliance with the MBTA Communities Act:
  - Auburndale
  - Newton Lower Falls
  - Newton Upper Falls
  - Thompsonville
  - Four Corners
  - Newton Corner
  - Nonantum
2. Add MRT minimum lot size of 6000 sf and change lot frontage to 65' in 9.2.5.A. This will have minimal effect on MBTA unit capacity count.
3. Increase MRT usable open space to 50% in 9.2.5.A. This will have minimal effect on MBTA unit capacity count.
4. Revise special permit threshold to 15,000 sf. in 9.2.4.B.3. The MBTA unit capacity count, per the rules, can count 10% of units outside of transit. Add unit

capacity from Newton Corner, roughly 40 acres. To increase more unit capacity, add back in VC1 as MRT on Rt 9 where it was removed this summer.

5. Remove minimum first floor height in 9.2.5.A.

6. Reduce all Newton Highlands VC3 to VC2:



- Lincoln St: 35-41, 23-33, 3-21, 4-14, 16-20, 22-32;
- Hartford St 2-8;
- Walnut St: 1149, 1151, 1153-1159, 1173, 1181-1189, 1193, 1197-1203, 1156-1160, 1170-1176, 1186, 1194
- Floral St: 72, 49
- Centre St: 1637

7. Reduce the following VC3 to VC2 in West Newton

- Washington St: 1391-1397, 1385-1389, 1381, 1371-1379, 1357-1369, 1345-1355, 1362, 1314, 1298-1308, 1296, 1286-1294, 1274-1284, 1253, 1239-1247, 1235, 1229, 1221, 1213-1215, 1203, 1199, 1197, 1191
- Chestnut St: 1 Rear;
- Watertown St: 989-1003, 979, 978

- Davis St: 33, 31, 23, 19-21, 15
- 15 Spencer St
- 12 Davis Ct,
- Waltham St: 527, 521
- 8 Border St
- 5-7 Lucas St