



City Council Actions
In City Council
Special Meeting
Wednesday, November 15, 2023

Present: Councilors Baker, Bowman, Crossley, Danberg, Downs, Gentile, Greenberg, Grossman, Humphrey, Kalis, Kelley, Krintzman, Laredo, Leary, Lipof, Lucas, Malakie, Markiewicz, Noel, Norton, Oliver, Ryan, Wright & Albright

Absent: None

Clerk's Note: The full Council meeting can be viewed on the following link:

<https://www.youtube.com/watch?v=X0XlaTmgM-I&list=PLqJiDbsvfNjWDZBeyh6bGp4ZmOCnq-pDR>

The City Council discussed unfinished business:

- #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)
Zoning & Planning Approved 5-1-1 (Councilor Wright Opposed) (Councilor Baker Abstained)
Item Charted by Councilor Noel on November 6, 2023
City Council Voted to Postpone to a Date Certain of November 20; 24-0

Clerk's Note: Councilor President Albright began the meeting by providing an overview of the possible outcomes and goals to the docket item. She took three straw votes to gauge the consensus of the overall main outcome. She asked, 1) if Councilors would approve the MBTA compliance villages without including Auburndale to which 18 councilors raised their hands, 2) if Councilors would approve the MBTA compliance villages including Auburndale, to which 13 raised their hands, and 3) if Councilors would approve add all noncompliant villages to the VCOD, to which 5 councilors raised their hands.

President Albright invited Planning staff and Assistant City Solicitor Lee inside the rail.

Councilor Wright was recognized to begin to address her proposed amendments for council vote.

- 1) Motion to amend to add MRT minimum lot size of 6,000 sf.
Motion failed 10 yeas, 14 nays (Bowman, Crossley, Danberg, Downs, Greenberg, Grossman, Humphrey, Kelley, Krintzman, Leary, Lipof, Noel, Ryan, and Albright)

- 2) Motion to amend to change the MRT lot frontage to 65'
Motion failed 10 yeas, 14 nays (Bowman, Crossley, Danberg, Downs, Greenberg, Grossman, Humphrey, Kelley, Krintzman, Leary, Lipof, Noel, Ryan, and Albright)
- 3) Motion to amend to increase MRT usable open space to 50%
Motion failed 10 yeas, 14 nays (Bowman, Crossley, Danberg, Downs, Greenberg, Grossman, Humphrey, Kelley, Krintzman, Leary, Lipof, Noel, Ryan, and Albright)
- 4) Motion to amend the site plan review for VC2 and VC3 lots at 10,000 sf or larger
Motion failed 5 yeas, 18 nays (Bowman, Crossley, Danberg, Downs, Gentile, Greenberg, Grossman, Humphrey, Kalis, Kelley, Krintzman, Laredo, Leary, Lipof, Markiewicz, Noel, Ryan, and Albright) 1 absent (Norton)
- 5) Motion to amend to remove minimum first floor height
Motion failed 5 yeas, 17 nays (Bowman, Crossley, Danberg, Downs, Gentile, Greenberg, Grossman, Humphrey, Kalis, Kelley, Krintzman, Laredo, Leary, Lipof, Markiewicz, Noel, and Albright) 2 absent (Norton and Ryan)

Councilor Baker was recognized to present his amendments.

- 1) Motion to amend to require one parking spaces per two units for adaptive reuse in the MRT district. This parking requirement would be waivable as the VCOD process provides.
Motion carries 15 yeas, 9 nays (Bowman, Danberg, Downs, Greenberg, Humphrey, Kelley, Krintzman, Noel, and Ryan)

Councilor Baker held the discussion on his other amendments until more information and amendments are presented to Council.

Councilor Gentile was recognized to present his amendments.

- 1) Motion to amend the maximum height of the first floor in the proposed new Overlay Districts shall be 16 feet.
Motion failed 4 yeas, 20 nays (Bowman, Crossley, Danberg, Downs, Gentile, Greenberg, Grossman, Humphrey, Kalis, Kelley, Krintzman, Laredo, Leary, Lipof, Markiewicz, Noel, Oliver, Ryan, Wright and Albright)
- 2) Motion to amend the proposed MRT zones with a maximum sloped roof height of 38 feet.
Motion failed 1 yea, 23 nays (Baker, Bowman, Crossley, Danberg, Downs, Greenberg, Grossman, Humphrey, Kalis, Kelley, Krintzman, Laredo, Leary, Lipof, Lucas, Malakie, Markiewicz, Noel, Norton, Oliver, Ryan, Wright and Albright)
- 3) Motion to amend the proposed MRT zones with the allowed square footage for the first floor between 1,500- 2,000 sq ft with maximum total square footage of 3,000 for two floors.

Motion failed 1 yea, 23 nays (Baker, Bowman, Crossley, Danberg, Downs, Greenberg, Grossman, Humphrey, Kalis, Kelley, Krintzman, Laredo, Leary, Lipof, Lucas, Malakie, Markiewicz, Noel, Norton, Oliver, Ryan, Wright and Albright)

- 4) Motion to amend Design guidelines; Restore the following language that was originally included in Version 1.0 Zoning Ordinance released November 22, 2022: Building Design Guidelines Building Entrances: For buildings with residential uses on the ground floor fronting a public right of way, individual unit entrances are required. Motion failed 1 yea, 21 nays (Bowman, Crossley, Danberg, Downs, Greenberg, Grossman, Humphrey, Kalis, Kelley, Krintzman, Laredo, Leary, Lipof, Lucas, Malakie, Markiewicz, Noel, Norton, Ryan, Wright and Albright) 2 absent (Baker, Oliver)

Councilor Kalis was recognized to present his map amendment.

- 1) Motion to reduce the following VC3 lots to VC2 in Newton Highlands: a) 35-41, 23-33, 3-21, 22-32, 16-20, 4-14 Lincoln St b) 2-8 Hartford. Motion carries 16 yeas, 8 nays (Bowman, Crossley, Danberg, Greenberg, Humphrey, Kelley, Noel, and Ryan)

Council continued this item to a date certain of November 20, 2023 at 7:00 PM