



# Zoning & Planning Committee Agenda

## City of Newton In City Council

Thursday, February 15, 2024

7:00 pm  
Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Thursday, February 15, 2024 at 7:00 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/88346343135> or call 1-646-558-8656 and use the following Meeting ID: 883 4634 3135.

### Item Scheduled for Discussion:

**#21-24**      **Discussion concerning ZAP Committee workplan for the new term**  
COUNCILORS BAKER AND OLIVER requesting a discussion with Zoning and Planning Committee concerning the work plan of the ZAP Committee for the new 2024-2025 term.

**Chair's Note:** *The Planning Department will provide a brief update on the status of the Executive Office of Housing and Livable Communities review of the VCOD and what potential projects they have been made aware of.*

**#43-24**      **Quarterly update on projects using the VCOD overlay districts**  
COUNCILORS ALBRIGHT AND DANBERG requesting updates on any potential projects brought to the Planning Department under the new Village Center Overlay District. The updates should include indications of interest and actual permits filed; for which villages and under which zoning districts; number of stories and units.

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The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- #85-24 Request for discussion and possible amendments to enhance the preservation of existing homes.**  
COUNCILORS BAKER, OLIVER, MALAKIE, KALIS, GETZ, LUCAS, LOBOVITS, AND WRIGHT requesting a discussion and possible amendments to Chapter 30 Zoning or other City Ordinances to enhance the preservation of existing homes over their replacement by larger and more expensive structures.
- #41-24 Amend the setbacks in the MR zones to encourage preservation of existing buildings**  
COUNCILORS ALBRIGHT, DANBERG, KRINTZMAN, AND LEARY seeking a discussion with the Planning Department to consider ordinance amendments that would revise the metrics in the multi-residence (MR1, MR2 and MR3) zones, to regulate the size of new buildings better, enable a wider range of housing options close to public transit, and better incentivize preservation and renovation of existing housing stock.
- #76-24 Discussion and possible ordinance amendment to deal with grade changes created during construction causing stormwater runoff on neighboring properties**  
COUNCILORS ALBRIGHT, LIPOF, WRIGHT, AND LEARY requesting a discussion with the Planning Department to address concerns relative to the trend of significantly raising grade elevations on lots, using retaining walls, terracing and other means to add soil to conceal a raised basement, which can lead to new buildings that are significantly taller than nearby existing houses in the area and cause denuding of wooded areas and increase stormwater runoff. This discussion may result in an ordinance change to Chapter 30 section 5.4.2 which would require a special permit or other means of city review of all retaining walls over 4 feet on a site.
- #83-24 Discuss and Implement Key Metrics & Reporting Process**  
COUNCILORS OLIVER, WRIGHT, GETZ, LAREDO, FARRELL, KALIS, ALBRIGHT, AND MICLEY requesting discussion and implementation of a public reporting process for key metrics relevant to the Planning Department. The discussion should include the topics to address, which metrics to include, where, and how often they should be reported. We would expect that our discussion will lead to a list of topics and metrics that need to be prioritized based on existing data availability as well as staff time. We further acknowledge that this is likely to be an iterative process.

**Respectfully Submitted,  
R. Lisle Baker, Chair**