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By City Clerk at 11:41 am, Apr 02, 2024

Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, April 8, 2024



7:00 pm

City Council Chambers (Room 207)

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, April 8, 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/84780485325> or call 1-646-558-8656 and use the following Meeting ID: 847 8048 5325.

Item Scheduled for Discussion:

Chair's Note: *The committee will be joined by the Planning & Development Board and taking public comment on the following three items. Please click the raise hand button on the bottom of your screen if you would like to speak. There is a 5 second delay after you are promoted to panelist. After you're done speaking, the clerk will change you back to an attendee.*

Public Hearing

#76-24(2) Discussion and possible ordinance amendment to require a special permit for retaining walls over four (4) ft
ZONING AND PLANNING COMMITTEE requesting discussion and possible ordinance amendment to Chapter 30, to require a special permit for all retaining walls over four (4) feet on a site.
Zoning & Planning Held 7-0 on 03/11/24

Public Hearing

#132-24 Request for discussion and amendments to Newton Zoning Ordinance, Chapter 30
HER HONOR THE MAYOR requesting amendments to the Newton Zoning Ordinance, Chapter 30, in order to clarify definitions, edit missing or incorrectly transcribed provisions, and revise inconsistencies in the zoning ordinance and inconsistencies between the zoning ordinance and general ordinances.
Zoning & Planning Held 7-0 on 03/11/24

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Public Hearing

#133-24 Request for discussion and amendments to Newton Zoning Ordinance, Chapter 30 to incentivize small businesses

HER HONOR THE MAYOR requesting discussion and amendments to the Newton Zoning Ordinance, Chapter 30, in order to incentivize and promote small businesses by allowing home businesses in all residence districts by right, modifying the definition and regulation of educational uses, modifying the definition and regulation of personal services, and including a definition and regulations for personal instruction uses.

Zoning & Planning Held 7-0 on 03/11/24

Chair's Note: *The following item needs approval by the City Council to submit the Annual Action Plan to HUD, but the City Council is not able to amend the attached plan.*

#167-24 Request for authorization to submit FY2025 Annual Action Plan

HER HONOR THE MAYOR requesting authorization, pursuant to the 2023 Revised Citizen Participation Plan, to submit the FY25 Annual Action Plan to the US Department of Housing and Urban Development for the City of Newton Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds and the WestMetro HOME Consortium.

#23-24 Update on Short-term rental ordinance compliance and enforcement

COUNCILORS MALAKIE, WRIGHT, KELLEY, LAREDO, LIPOF, HUMPHREY, LUCAS, ALBRIGHT, DANBERG, AND OLIVER requesting an update on Short-term Rental ordinance compliance and enforcement, including data on registrations, complaints, investigations and fines issued; types of violations being found (e.g. non-owner occupied, room limits, annual time limits, other code violations like noise, health & safety, trash); ability to compare STRs registered with the city vs registered with the state vs listings on public platforms; ability to obtain listing information from STR companies; adequacy of resources or other obstacles to enforcement.

Zoning & Planning Held 8-0 on 01/08/24

Zoning & Planning Held 8-0 on 01/27/24

#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.

Zoning & Planning Held 7-0 on 02/15/24

Zoning & Planning Held 6-0 (Councilor Albright Not Voting) on 03/11/24

#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.

Zoning & Planning Held 7-0 on 02/15/24

Zoning & Planning Held 6-0 (Councilor Albright Not Voting) on 03/11/24

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