



Zoning & Planning Committee **Report**

City of Newton **In City Council**

Wednesday, October 10, 2018

Present: Councilors Albright (Chair), Krintzman, Danberg, Baker, Downs and Kalis

Absent: Councilors Leary and Brousal-Glaser

Also Present: Councilor Greenberg

Staff Present: Jonathan Yeo (Chief Operating Officer), Barney Heath (Director, Planning Dept.), James Freas (Deputy Director, Planning Dept.), Rachel Nadkarni (Senior Planner), Lily Canan Reynolds (Community Engagement Manager), Alice Ingerson (Community Preservation Manager), Jennifer Steel (Conservation Planner), Karyn Dean (Committee Clerk)

Referred to Zoning & Planning and Finance Committees

#509-18

Community Preservation Fund appropriation for services for Webster Woods

COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of one hundred thousand dollars (\$100,000) to the control of the Law Department, for professional services related to the protection of open space at 300 Hammond Pond Parkway, as described in the proposal submitted by the Conservation Commission to the Community Preservation Committee in August – September 2018.

Finance to Meet on 10/15/18

Action: **Zoning & Planning Approved 6-0**

Note: Peter Sargent, Chair of the Community Preservation Committee (CPC), joined the Committee. He explained that the CPC met on September 13th and enthusiastically and unanimously approved an allocation of \$100,000 of Community Preservation Act funds to contract counsel to assemble a team of consultants to recommend a strategy and estimate costs associated with protecting the open space character of the rear, wood portion of land at 300 Hammond Pond Parkway sold to Boston College by Congregation Mishkan Tefila. He noted that this study will help determine what further funds might be necessary to accomplish that goal. There is really no more important open space initiative available in the City right now, or perhaps ever.

Committee Questions/Comments

A Councilor asked for a brief summary of the history of the land, its status and what it will take to preserve it.

Mr. Sargent said the land was sold to Boston College from Mishkan Tefila. The City is trying to preserve the triangle of wooded land in the rear lot so that Boston College does not use it for other

purposes. There is no interest in the buildings or other paved areas associated with the Temple. This particular piece of land could split the entire Webster Woods area in two pieces which would cause irreparable harm in a variety of ways. There is no legal conservation protection on the land at this time. This allocation of funds will determine what it will cost to preserve the land and how best to accomplish that goal.

Councilor Baker explained that this parcel used to be part of Webster Conservation Area. The original land was given by the Webster family to the state and this particular parcel was carved out and sold to the Temple in the mid-50s. The City retained some rights and then acquired more land to the north; the DCR owns land to the south and this parcel separates the two. Unless this acquisition goes forward, as explained, it will split the land. It is one of the quietest places in Newton even though its near Route 9 and other activity. He commended the staff and citizens for the work that went into putting this proposal together.

It was asked why the Law Department contributing \$5,000 to this project. Acting City Solicitor, Ouida Young, explained that the City needed to start the process of locking down professional staff. There is \$20,000 in the Law Department budget for outside legal services, so \$5,000 of that was allocated to execute a contract with Jeffrey Tocchio as outside lead counsel. He is an expert in real estate development and eminent domain law. A great deal of the \$100,000 will be going into the appraisal of the land to determine if it could be acquired. Mr. Sargent said the CPC was pleased to see this contribution of funds from the Law Department.

It was asked if there was a deadline for this work. Ms. Young said the Mayor would like to see the acquisition of the land completed by the end of the term.

The Chair noted that the area has been used for off-leash dog activity and she hopes that will continue to be a consideration if the City takes possession of the parcel.

The Committee agreed that the protection and acquisition of this area is extremely important and is an extremely rare opportunity to save open space in the City.

Councilor Baker moved approval and the Committee voted in favor unanimously.

#220-18 **Discussion relative to the Washington Street Corridor Action Plan**
DIRECTOR OF PLANNING requesting monthly progress discussions on the Washington Street Corridor action plan.

Action: **Zoning & Planning Held 6-0**

Note: Lily Canan Reynolds, Community Engagement Manager, explained that she would provide the monthly update on the progress Washington Street Vision planning process and zoning. She provided a financial report from the Principle Group, which is attached.

Task 1: Existing and Emerging Conditions Research was originally budgeted for about \$70,000, but only about \$14,000 was used. City staff had done quite a bit of advance research and legwork in that area and research took place in real-time at the multi-day charrette as well. Budget revisions

do happen and occur after discussion between consultant and client. Ms. Reynolds noted that the expenditures are on track for completing the contract with the Principle Group on budget.

A series of meetings took place today with the Mayor, Mr. Preston of the Principle Group and other community members to discuss getting the word out about the Plan Open House. This will be the first look at the public draft and feedback and dialogue are needed. There will also be some online engagement during the event and the next day using software called CiviComment. This will allow people to comment and leave feedback directly on the document with the ability for everyone to see each other's notes. The plan is also to print out the draft and have it available at the library and other public places for review and comments.

It was asked how this process and the larger zoning redesign process might inform each other. Mr. Freas said they are being very consistent in their approach and they are in sync on both projects. Even the lexicon, word choices and map coloring are being considered and are being tracked closely.

Councilor Krintzman moved hold and the Committee voted in favor, unanimously.

Chair's Discussion Note: *There will be a discussion of the Committee's review of the Zoning Redesign draft; the meeting design for the upcoming Ward-by-Ward meetings on Zoning Redesign; and the Committee's review of the draft Washington Street Vision Plan.*

Note: The Chair explained that she had been trying to determine the best way to review all of the upcoming work on the Zoning Redesign draft ordinance and the Washington Street Vision Plan and zoning ordinance. It was going to be a huge task. She and Councilor Danberg met with Planning staff to discuss this and found that they had worked through a plan for the overall engagement and review process as well as a meeting facilitation strategy for discussing the projects in Committee. Planning provided a detailed memo of this process as well as a draft schedule of Committee meetings which includes topics for each agenda. That information is attached to this report. Please refer to it for details.

The Chair also asked Planning staff to include the Zoning Reform Group Report from 2011 as a reminder of why the zoning redesign project was launched. The memo, including the Zoning Reform Group Report, was provided in the Friday Packet and can also be found attached to the online agenda at: <http://www.newtonma.gov/civicax/filebank/documents/92001/10-10-18%20Zoning%20&%20Planning%20Agenda.pdf>

James Freas, Deputy Director of Planning, added that there will be two joint meetings with Land Use Committee to discuss the Riverside project. The proposed dates may change based on the Land Use schedule.

Zoning Ordinance Redesign

Zoning Redesign will be discussed in sections as shown on the Committee calendar and the Committee will have a draft document. Staff will explain how they determined what to

recommend and provide the other options that were considered so that the Committee will have a full menu of choices to consider for each section.

The Committee members will also receive a flash drive with a Word version of the draft zoning ordinance. Members are encouraged to mark their version up and provide feedback to give back to Planning staff. Also provided on the flash drive will be a few pages of the ordinance to demonstrate how it will look and be formatted. Some examples of illustrations will be provided as well. The Word version will have text and tables, but the illustrations cannot be provided in the Word format. A proposed map will be provided as well.

Mr. Freas explained that there will be several “bring it all together” meetings, as noted on the schedule. For instance, at the February 11th meeting, staff will bring all the different district discussions that have taken place into one conversation to review any outstanding questions or concerns. Staff will also be presenting a full build-out analysis under the existing ordinance and the proposed ordinance at that time. The other “bring it all together” meetings will focus on Development Standards on April 8th and Process on April 22nd. A second draft of the ordinance will be presented on May 29th with a line-by-line review to begin after that to continue through the summer. Ms. Nadkarni noted that the build-out analysis scheduled for February 11 will require substantial initial feedback in November on the residential districts, so they have data to create that build out-analysis.

A Committee member requested that more background be provided to the Councilors who have not been working with this. Mr. Freas said the draft that will be delivered will be annotated with references.

There was a concern about controlling the versions of the draft if the Committee members are all making edits. Mr. Freas said the documents from each flashdrive will be named after the author so they will be able to keep track of what each Councilor is suggesting. A Councilor suggested using a shared file that can be accessed by a code. A different color would be used for each author. Mr. Freas was not sure if that would comply with Open Meeting Law. If the Committee is sharing a document and making edits, might that be considered a discussion between members on a topic before them. Ms. Nadkarni said it could be more difficult to track changes. Staff said they will consider other options.

A Committee member was concerned that the schedule might be ambitious. Most of the concern is going to be about residential zones and that may take more time than has been allocated in the calendar. Mr. Freas said that staff realizes this will have to have some fluidity. The Chair noted that until they start the work, they will not know what will happen, and they will adjust as needed. They have tried to do all scheduling during regular meeting times, so if necessary, they will need to add more dates. Mr. Freas said there will be quarterly Committee of the Whole meetings as well, with the first one scheduled for December 6th.

Washington Street Vision Plan/Zoning

The discussions will be divided geographically, as noted in the attached materials. Several topics will be discussed within that geographical area such as transportation, land use, housing, etc.

relative to that area. The second draft of that document will come out in March with a third draft in May.

Committee Meeting Design

Ms. Reynolds noted that a zoning redesign discussion matrix was included in the packet (attached). It can be used as a way to organize the discussion and record points of agreement, proposed modifications, points to discuss next time, point that need staff research and ideas to come back to at another time.

A Councilor felt there should be a category for points of disagreement. Some goals might not be compatible with others. He did not want those points to be lost along the way. Ms. Reynolds said they are hoping to get to consensus on a draft for a vote by the full City Council. There will certainly be points of disagreement along the way, but perhaps framing them as issues that need more discussion or research might be a way to get points of disagreement to consensus. Straw votes along the way could be a method to determine points of disagreement along the way and understanding them.

When the line-by-line editing phase comes into play, staff would like to switch to real-time editing to the document, displayed on the screen, as the Committee agrees to changes. They have used this in other projects and it works very well. They have discussed meeting design with consultants and would like to offer these tools to the Committee and then determine if they are working or if they should be abandoned or tweaked. Another method for keeping discussions organized is to the one-finger/two-finger method. If a person raises two fingers to make a comment, that indicates it is on topic; if one finger is raised that indicates a comment on a new topic. This could change the order of speakers and allows one topic to be fully discussed before moving to another.

Ward-by-Ward Meetings

Ms. Reynolds said they have identified some dates and she has heard from several people but she has not been able to come up with a final schedule thus far. She will work with Norine Silton and Karyn Dean to confirm dates. The Chair asked the Committee members to share the dates with their fellow ward councilors and reach out to area councils and other interested parties.

These meetings will be hyper localized discussions. Residents will want to focus on what is happening on their street or what they might be able to do, or not do, with their own home. They might also have some broader perspective to bring to the discussion. A Councilor said it is important to frame the discussions so that people understand that zoning is not just about what they can do to their home, but what can also happen for neighbors and neighborhoods under the zoning ordinance. This is a systemic plan and residents need to understand how the proposed ordinance might change the fabric of the City. Mr. Freas said this is the goal of the build-out analysis, which is something that has never been done and will take some time to figure out, but will be a useful tool. It is also the goal of the discussion in these meetings to provide a broader perspective.

Staff plans on structuring the meetings in an open house format from perhaps 6PM- 8:30PM with two 20-minute presentations – one at the beginning and one in the middle. This will allow people

to come in, have their conversations and then be on their way and will allow those with different schedules to come in the earlier evening or later in the evening. These hours can be adjusted as well because they want to provide flexibility. After the presentation, there will be stations available for the map and other focus areas, but they have not worked out all the details yet

Ms. Reynolds said these conversations help people understand why these changes are being made and the bigger arc of the project. The presentations will help explain those larger issues and the one-on-one conversations will help with specifics. After these 8 meetings, they will schedule some office hours for “deeper dive” discussions in March and beyond. Some area councils requested additional meetings that they would host, and while that might be a great idea, it is difficult for staff to find the time for the extra meetings. Staff and Councilors will try to get as many people as possible to the planned meetings and there can be some follow up if necessary.

A Committee member noted that residents will want information, but the builders and architects will as well and they will probably dominate the extra time that will be made. Mr. Freas explained that in the fall, they did some “testing” of the ordinance with some architects. They introduced the ordinance, handing out some sections of it and took some questions. They gave the architects sample lots within the City to work with, or they could use a project they were working on to see how the projects would play out under both ordinances. The outcome was very good and they received great feedback. Mr. Freas said many of the architects mentioned that they saw significant benefits from the elimination of FAR as a regulating tool.

The Chair thanked staff and said she was looking forward to a good start to this process.

Meeting adjourned.

Respectfully Submitted,

Susan S. Albright, Chair



Washington Street Vision Plan & Zoning Code - Progress Report 10/10/2018

Task	Description	Original Budget	Revised Budget	Total to Date	% Complete
Task 0.0	Project Management	\$ 31,855.00	\$ 41,855.00	\$ 30,273.50	72.33%
Task 1.0	Existing & Emerging Conditions Research	\$ 70,335.00	\$ 13,752.95	\$ 13,752.95	100.00%
Task 2.0	Community Connectors	\$ 2,920.00	\$ 3,176.80	\$ 3,176.80	100.00%
Task 3.0	Community Crowdsourcing	\$ 21,625.00	\$ 25,732.50	\$ 25,732.50	100.00%
Task 4.0	Multi-Day Planning Event (Charrette)	\$ 121,290.00	\$ 121,290.00	\$ 121,178.60	99.91%
Task 5.0	Plan Open House (Public Draft #1)	\$ 143,335.00	\$ 185,552.75	\$ 109,879.45	59.22%
Task 6.0	Forums	\$ 18,455.00	\$ 18,455.00	\$ 0.00	0.00%
Task 7.0	Revise Plan & Zoning Code (Public Draft #2)	\$ 38,190.00	\$ 38,190.00	\$ 0.00	0.00%
Task 8.0	Final Plan & Zoning Code (Public Draft #3)	\$ 20,255.00	\$ 20,255.00	\$ 0.00	0.00%
Team Cost		\$ 468,260.00	\$ 468,260.00	\$ 303,993.80	64.92%
Direct Cost		\$ 31,740.00	\$ 31,740.00	\$ 12,999.02	40.95%
TOTAL		\$ 500,000.00	\$ 500,000.00	\$ 316,992.82	63.40%

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Barney S. Heath
Director

MEMORANDUM

DATE: October 5, 2018

TO: Councilor Susan Albright, Chairman
Members of the Zoning and Planning Committee

FROM: Barney S. Heath, Director of Planning and Development
James Freas, Deputy Director of Planning and Development
Rachel Blatt, Long Range Planner

RE: **Chairs Note:** There will be a discussion of the Committee's review of the Zoning Redesign draft and the draft Washington Street Vision Plan, as well as the meeting design for the upcoming Ward-by-Ward meetings on Zoning Redesign.

MEETING DATE: October 10, 2018

CC: Ouida Young, City Solicitor
Jonah Temple, Assistant City Solicitor
John Lojek, Commissioner of Inspectional Services

On October 22nd, the Planning Department will present to the Zoning and Planning Committee the first full draft of the revised zoning ordinance from Zoning Redesign project. Then, on October 24th, the Principle Group will present their draft of the Washington Street Vision Plan in a public meeting, with the ZAP Committee review beginning on November 14th. Looking ahead, the Planning Department has been working with the Chair and Vice-Chair to develop a structure for reviewing these two substantial documents in the Committee alongside other business. Community engagement and feedback will continue to track alongside the Committee reviews.

Reviewing Zoning Redesign & Washington Street Vision Plan + Zoning

The Zoning Redesign and Washington St Vision projects are anticipated to need substantial time for discussion in the Committee. Enclosed are one-page descriptions of the overall engagement and review processes for the draft Zoning Redesign ordinance and Washington Street Vision projects and a two-page meeting facilitation strategy for discussing these projects in committee including the roles staff will play in tracking the Committee's guidance and decisions as these projects move from first drafts to refined final versions (Attachment A). A draft schedule of Committee meetings and the topics on each agenda is included as well (Attachment B).

Ward-by-Ward Meetings – Meeting Design

This fall, the Committee will be hosting ward by ward public meetings about the draft Zoning Ordinance and the Zoning Map. Staff has been working with the Chair and Vice-Chair on meeting design. The recommendation is to set up one 2-3 hour long event in a central location within each ward. During the event, staff will present twice, once at the beginning and the same presentation again at the mid-point with the remainder of the time devoted to staff discussions with individuals and small groups. In addition, the room will have a gallery of information posters and handouts. We anticipate that there will be interest in hyper-focused conversations about a property or set of neighboring properties, which lends itself to more of a small group discussion format. The two presentations are intended to allow for constituents to self-sort into the early time block or later time block, limiting how long constituents have to wait to discuss their particular location or issue of concern with staff.

There has been interest from some of the Area Councils in co-hosting the meetings with the Ward Councilors. Planning Department staff will work with the Area Councils and Ward Councilors to coordinate co-hosting.

The Zoning Reform Group Report

The Zoning Reform Group Report, adopted by the City Council in 2011, has been the guiding basis for the draft that will be distributed in a few weeks. A copy of the Zoning Reform Group Report is enclosed here as a reference in anticipation of the meeting on October 22nd (Attachment C).

The report lays out 11 themes that Zoning Reform in Newton was meant to accomplish. Phase 1, completed in the 2015 revised ordinance, created an easier to read format, and cleaned up inconsistencies. Phase 2, which continues with the forthcoming draft, focuses on creating a better baseline ordinance starting from the context of Newton's many neighborhoods.

Attachments

Attachment A: Proposed Meeting Facilitation Design for Zoning Redesign and Washington Street Vision

Attachment B: Draft ZAP Schedule for 2018-2019

Attachment C: Zoning Reform Group Report, 2011

Proposed ZAP Facilitated Discussion Guide

Zoning Redesign + Hello Washington Street!

Roles

Facilitation Leaders: ZAP Chair/Vice Chair

- Speaker Management
- Confirm consensus on direction

Proposed Roles for Staff

- Notetaker for Facilitated Discussions
- Presentation, explanations & sketching
- Live detailed note-taking (line-by-line in background)

Facilitation Materials:

1. Projector/Screen for Presentation
2. Facilitated Decision Matrix (Large Format or Digital + Handouts for members)
3. White Board
4. Flip Chart "Ideas To Come Back To"

Facilitation Outline

1. Facilitator provides an overview of the facilitated discussion matrix & collects speaker list
 - Instruction to group:
As you bring points up, have in mind and feel free to suggest, where on the matrix your comment might belong (point of agreement, proposed modification, point that needs further discussion next time, point that needs additional research, or the ideas to come back to list). The Ideas To Come Back To list is for things that shouldn't be forgotten but don't quite fit with the topic at hand.
2. A topic is introduced by a short staff presentation on the topic and how it was approached in the draft ordinance and options around the topic (approx. 20 minutes).
3. As the conversation flows, the Facilitator manages speaker list, speaking time, and checks in with the Committee to see where a comment should be placed in the discussion matrix. The speakers list will have two lists: those wishing to introduce a new idea, and those wishing to respond to a colleague's idea.
 - 1-finger raised indicates that someone would like to introduce a new idea
 - 2-fingers raised indicates that the speaker would like to respond
4. The staff Notetaker will not place something on the large format matrix until told to do so by the Facilitator.

Explanation of each box in the Discussion Matrix:

- **POINTS OF AGREEMENT BOX:** If there is agreement on a point, even if its small, it should be placed in the Points of Agreement Box. A straw vote should be taken to see who agrees. The comment along with initials of each Councilor in agreement will then be noted by the Notetaker.
- **PROPOSED MODIFICATION BOX:** Like with the agreements, if there is a proposed modification, a straw vote should be taken to see if there is consensus to make a proposed change to the idea or approach.

This box is NOT for line-by-line, wordsmithing and punctuation changes.

The purpose of the first phase facilitated discussions is to confirm the direction, the methods, and the numbers in order to inform the development of the refined draft. Any Councilor may submit written line-by-line edit proposals to staff at the meeting or via email for consideration in the revised draft. Detailed line-by-line review as a group will be done on the refined draft starting in May/June. The Committee will all be receiving flash drives and dropbox links to word format copies of the draft to facilitate line-by-line editing for those who would like to do so from the start.

The modification along with initials of each Councilor in agreement will then be noted by the Notetaker.

- **STAFF RESEARCH BOX:** This portion of the matrix is for items that the Committee would like to see more research on. Items placed here will be revisited at least 2 ZAP meetings in the future in order to give staff enough time to collect and prepare new materials.

The request along with the initials of the Councilor making the request will be noted by the Notetaker. Staff will follow up on items requested for further research with either a follow-up memo, presentation, or both depending on the nature of the item.

- **POINTS TO DISCUSS NEXT TIME BOX:** This last portion of the matrix is for items within the topic that simply need more time. The Facilitator should check in with the Committee to see if the comment rises to the point that it needs its own matrix. This is expected.
- **IDEAS TO COME BACK TO BOX:** Items here are not germane to the conversation at hand, but are valuable generally, and so are tracked for future conversations.

Points of Agreement	Proposed Modifications	Ideas to Come Back To
Points to Discuss Next Time	Points that need Staff Research	

Zoning Redesign

Review planning for after October 22nd

ZAP Meetings

PART 1: Facilitated Discussions (October-April)

1. Overview
2. Residential Districts
3. Village Districts
4. Single-Purpose Districts
5. Bringing it all together: Districts + Build Out Analysis
6. Environmental Standards
7. Transportation Standards
8. Signs and Art
9. Bringing it all together: Development Standards
10. Bringing it all together: Process and Administration

PART 2: Line by Line Editing (May-September)

1. Issue Refined Draft on May 27
2. Hold Article by Article detailed text review discussions - Articles 1-11.

Facilitation techniques

- Live record proposed edits digitally.
- Note broader questions on Flip Chart.
- Separate list for Ideas to Come Back To.
- White board to live illustrate graphics.

PART 3: Public Hearing & Voting

Dates to be determined.

Parallel Engagement

Public Events

1. **Ward-by-Ward Meetings (Nov-Feb)**
2. **Office Hours**
Dates once a month from Mar-Sept 2019
3. **Online Engagement**
Email: zoningredesign@newtonma.gov

Full City Council Engagement

1. **Quarterly full City Council Updates**
The Planning Department will provide quarterly updates to the full City Council

Dec 6: Overview and ongoing engagement

Planning Board Engagement

1. **Quarterly Planning Board Meetings**
The Planning Department is working to finalize how the Planning Board will provide feedback on the draft ordinance. Quarterly discussions at the Planning Board meetings are anticipated, and the Planning Board is anticipated to have some members present during ZAP discussions.

Meetings - Community Groups

1. Staff will meet with interested community groups, including any area council, after the conclusion of the ward-by-ward meetings (Mar-May).

Hello Washington Street!

Review planning for after October 24th

ZAP Meetings

PART 1: Monthly Updates

1. Update presentations by staff/Principle Group
Include budget review

Facilitation techniques

- Live record proposed edits digitally.
- Note broader questions on Flip Chart.
- Ideas to Come Back to List.
- White board to live illustrate graphics.

PART 2: Facilitated Discussions (Nov-March)

Draft #1

1. Overview
2. West Newton
3. Newtonville
4. Crafts Street area
5. Newton Corner
6. Zoning Toolkit
7. Other Tools

Draft #2

8. Vision Plan Full Draft
9. Zoning Full Draft

Draft #3

10. Refined Draft Vision and Zoning Review

PART 3: Public Hearing & Voting

Dates to be determined.

Parallel Engagement

Public Events

1. **Public Process (Oct-April)**

Drafts of vision plan and zoning recommendations will be refined by the community.

Plan Open House Events October 24th to present first draft and receive feedback. Followed by online comment period. Second drafts of vision plan and zoning will be released at community event in January or February, followed by second online comment period to refine second drafts of documents.

Forums about technical/special topics to be held in Winter.

Staff will host **drop-in hours** in Winter to provide opportunity for further community input and detailed dialogue.

2. **Community Connectors**

Group responsible for getting word out to community networks will meet regularly including October 10th

3. **Online Engagement**

Online platform Civicomment will facilitate community input on draft vision plan and zoning ordinance.

Planning Board Engagement

The Planning Department is working with the Planning Board to finalize how the Board will provide feedback on the draft ordinance.

Zoning Redesign Facilitated Discussion Matrix

Topic/Subtopic: _____

Date: _____

Points of Agreement	Proposed Modifications	Ideas to Come Back to
Points to Discuss Next Time	Points that need Staff Research	

ZAP Schedule - 2019

		2018				2019							
Item		22-Oct	14-Nov	26-Nov	10-Dec	14-Jan	15-Jan	28-Jan	11-Feb	25-Feb	11-Mar	12-Mar	25-Mar
	Joint Meetings						Land Use		Land Use			Land Use	
		Plan Board	Plan Board				Plan Board		Plan Board	Plan Board		Plan Board	
Zoning Redesign	Zoning Redesign	Overview		Residential Districts	<i>Dec 6 - Overview with Full Council</i>	Village Districts		Single Purpose Districts	Districts - Bringing it all together & Build Out Analysis	Environmental Standards	Transportation		Signs and Art
Washington Street Plan	Wash St Plan & Zone		Overview (Draft #1)	West Newton	Newtonville	Crafts St		Newton Corner	Zoning Toolkit	Other Tools			Vision Plan Full Draft (Draft #2)
Joint Project	Riverside						Intro				Text Review	Urban Design	
Climate Planning	Climate Resilience	Discussion			Public Hearing	Discussion							
	Climate Action							Discussion			Discussion		
Econ. Dev.	Economic Development Strategy & Implementation				Economic Devt. Strategy								
Other ZAP Items	Marijuana		Discussion										
	Inclusionary Zoning		Public Hearing	Discussion									
	Appointments												

* Assign Public Hearing

Item		8-Apr	22-Apr	29-Apr	13-May	27-May	10-Jun	24-Jun	7/8 or 7/22	8/12 or 8/26	9-Sep	23-Sep	14-Oct	28-Oct
	Joint Meetings						Land Use ?							
			Plan Board				Plan Board					Plan Board		
Zoning Redesign	Zoning Redesign	Dev. Standards - Bringing it all together	Process - Bringing it all together			2nd Draft Overview		2nd Draft - line by line	2nd Draft - line by line	2nd Draft - line by line*	2nd Draft - line by line	PH	PH continued? Or discussion	Discussion
Washington Street Plan	Wash St Plan & Zone	Zoning Full Draft			Refined Draft Vision and Zoning* (Draft #3)		PH - Vision Plan & Zoning	Discussion						
Joint Project	Riverside					Text Review*	PH	Discussion						
Climate Planning	Climate Resilience													
	Climate Action		PH		Discussion									
Econ. Dev.	Economic Development Strategy & Implementation													
Other ZAP Items	Appointments													
				Budget ?										

* Assign Public Hearing